

## Sejarah Singkat

PT Pembangunan Jaya Ancol, Tbk. (Ancol) adalah sebuah perusahaan yang bergerak di bidang usaha rekreasi, resort dan properti. Dengan pengalaman lebih dari 4 dekade, Perseroan dikenal secara luas karena berbagai inovasi yang dilaksanakannya. Kisah sukses itu diiringi oleh pencapaian-pencapaian besar berkat kerja keras, keuletan, dedikasi dan disiplin dari segenap karyawan Ancol. Tak berlebihan kiranya bila nama rumah Ancol pada akhirnya juga menjadi kebanggaan besar bangsa, karena Ancol senantiasa turut berperan aktif dalam perkembangan kemajuan Dunia Pariwisata Indonesia.

Ancol didirikan pada tahun 1966 sebagai salah satu dari sejumlah proyek besar yang digagas oleh Soekarno, presiden Republik Indonesia saat itu. Ketika itu, Soekarno menunjuk PT Pembangunan Jaya sebagai Badan Pelaksana Pembangunan Proyek Ancol. Melalui PT Pembangunan Jaya, Gubernur DKI saat itu, Ali Sadikin, bersama Ciputra, seorang tokoh pengembang properti, kemudian mendirikan kawasan wisata terpadu Ancol pada tahun yang sama. Sesuai perkembangan jaman, melalui atas perubahan No. 33 tanggal 10 Juli 1992, status Badan Pelaksana Pembangunan Proyek Ancol diubah menjadi PT Pembangunan Jaya Ancol. Seiring dengan perubahan ini, status Badan Pelaksana Pembangunan Proyek Ancol yang semula dimiliki sepenuhnya oleh Pemda DKI Jakarta mengalami perubahan komposisi menjadi 80% milik Pemda DKI, dan sisanya (20%) dimiliki oleh PT Pembangunan Jaya.

Pada tahun 2004, Ancol mencatatkan sahamnya di Bursa Efek Jakarta. Pencatatan saham di lantai bursa itu menjadi tonggak sejarah Perseroan karena Perseroan merupakan Badan Usaha Milik Negara (BUMN) pertama di Indonesia yang masuk bursa. Sejak pencatatan saham di pasar modal, kepemilikan korporat saham perseroan berubah menjadi 72% oleh Pemda DKI Jaya, 18% oleh PT Pembangunan Jaya, dan 10% oleh publik.

## Brief History

PT Pembangunan Jaya Ancol, Tbk. (Ancol) is a company having its line of business in recreation area, resort and property management. The company has been operating and has enjoyed its excellent reputation for more than four decades. The Company has been widely known for its business expansion and innovation. Its success story was made through hard work, patience, dedication and discipline of its staff through some remarkable innovation in recreation area, resort and property management. The success has in the long run become a national pride due to the fact that the Company has been intimately participating in Indonesia's development.

Established in 1966, Ancol was originally a small part of huge projects initiated by the then President Soekarno. At that time, Soekarno appointed PT Pembangunan Jaya as the Executive Board for Ancol Construction Project. Through PT Pembangunan Jaya, Greater Jakarta Governor Ali Sadikin together with Ciputra started to develop the integrated Ancol tourism area in the same year. Under the Act Number 33 of July 10, 1992 the status of the Executive Board for Ancol Construction Project was altered to PT Pembangunan Jaya Ancol. Prior to the status alteration, all the shares of the Executive Board for Ancol Construction Project had been fully owned by the Government of Greater Jakarta Province. With regards to the status alteration, the Government of Greater Jakarta Province owned only 80% of the shares while the rest (20%) was under control of PT Pembangunan Jaya.

The Company's shares were listed at the Jakarta Stock Exchange in 2004. The listing was further identified as the Company's milestone as Ancol became the first regionally-owned company to be listed at the stock exchange. As a consequence, the Company's shareholding composition shifted to 72% by the Government of the Greater Jakarta Province, 18% by PT Pembangunan Jaya and 10% by the public.



## Visi dan Misi

PT Pembangunan Jaya Ancol, Tbk. adalah perusahaan visioner di bidang usaha rekreasi, resort dan properti yang memiliki cita-cita mewujudkan Ancol Spectacular 2015. Dengan visi ini, Perseroan tidak hanya berambisi memperluas rentang operasi keluar wilayah DKI Jakarta hingga kawasan Asia Tenggara – melainkan juga berkecakap menjadi perusahaan rekreasi, resort dan properti terbesar dan terbaik di kawasan.

Selama ini Perseroan mengelola bisnis melalui praktik-praktik terbaik dengan mengoptimalkan keunggulan sumberdaya manusia, menggunakan teknologi yang kompetitif, serta membangun kemitraan saling menguntungkan dan saling mendukung secara sinergis. Itulah sebabnya, misi Perseroan ditujukan untuk pembaruan dan peningkatan kualitas kehidupan masyarakat agar Ancol bisa menjadi kebanggaan bangsa.

Sesuai dengan visi dan misi perusahaan, maka Perseroan melakukan sinergi di antara usaha-usaha pariwisata dengan properti yang terdiri dari:

- Kawasan rekreasi keluarga dan tema pantai
- Kawasan hunian bertema dan bernomor pantai
- Kawasan komersial meliputi taman perkarutaman, perdagangan dan komersial

## Visi

Menjadi perusahaan properti dan pengembang kawasan wisata terpadu, terbesar, terbaik di Asia Tenggara yang memiliki jaringan terluas.

## Misi

Sebagai perusahaan pemeliharaan kehidupan masyarakat yang menjadi kebanggaan bangsa.

## Strategi

- Sinergi bisnis antar-SBU untuk menghasilkan keunggulan kompetitif berupa kawasan rekreasi terpadu
- Mendorong kompetensi utama di entertainment sebagai basis untuk mengembangkan kemitraan dan jaringan rekreasi
- Memanfaatkan keunggulan SDM untuk menghasilkan layanan memuaskan dan pengalaman spektakuler bagi pengunjung
- Perencanaan pengembangan Ancol yang selaras dengan pengembangan Pantaiura untuk mendapatkan manfaat optimal
- Klasifikasi segmentasi produk-market untuk setiap bisnis
- Aliansi strategi/JV dengan pemain global untuk meningkatkan daya saing
- Diversifikasi ke bisnis yang berkaitan

## Vision and Mission

PT Pembangunan Jaya Ancol, Tbk. is a visionary company having its line of business in recreation, resort and property which is equipped with its binding commitment to reach the 2015 Ancol Spectacular. The new vision was launched in 2006. Under the new vision, not only is the Company determined to expanding its operation much beyond the Greater Jakarta and further to South East Asian region, but also determined to becoming the biggest and best company providing services in recreation, resort, and property.

So far the Company has been pursuing the business by implementing the best practices which optimizes human resources excellence, uses competitive technology and establishes mutual benefit and supports in a synergic way. Therefore, the Company's mission is directed in renewal and improvement of people's life quality that Ancol can become the nation's pride.

In harmony with the Company's vision and mission, Ancol being the largest and best tourism area and property developer, has maintained synergy among the tourism business and property operation which consists of:

- Family recreation area and beach resort
- Theme residential and beach residential
- Commercial area which includes office, trade and convention

## Vision

To become the biggest, best and widest integrated property developer and tourism resort with the largest network in South East Asia region.

## Mission

To become the people's life symbol community which becomes the nation's pride.

## Strategies

- To establish business synergy among the SBU's to create competitive excellence in the form of integrated recreation area
- To drive major competence in entertainment as a base for developing agencies and recreation network
- To reach human resources excellence in order to provide customers with satisfactory service and spectacular experience
- To plan Ancol development scheme adjusted to the development of the Northern Coast area to reach for optimum benefit
- To clarify segmentation for product-market of each business
- To establish strategic alliance/JV with global players as to create competitiveness
- To diversify business into related business







Aneel tampak atas  
Aneel top view

Aneel is a visionary company in recreation, resort and property business wishing to expand its operation and become the best and the biggest company of its kind in the area.

Pemegang Saham Aneel  
Aneel Shareholders



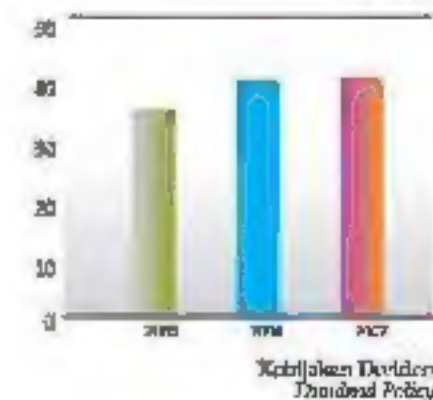
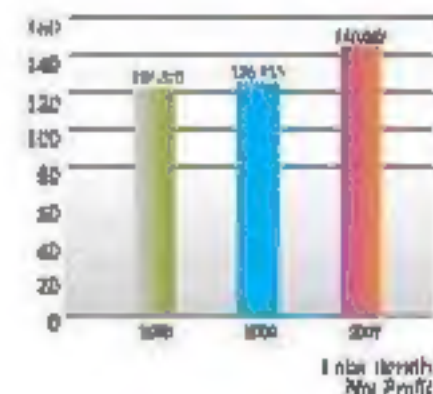
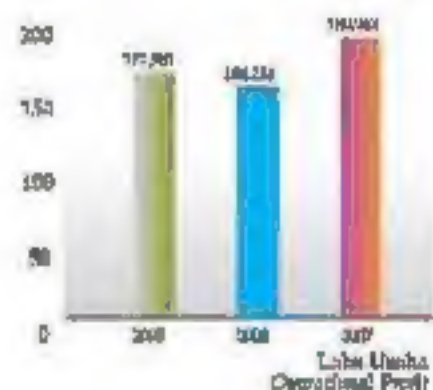
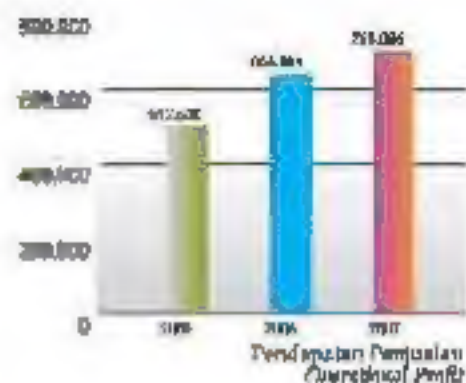
(Satuan dalam jutaan Rupiah)

REKAPITULASI	2007	2006	2005
<b>AKTIVA</b>			
<b>AKTIVA LANCAR</b>			
Kas dan setara kas	181.021	135.027	125.116
Aktiva lancar dan lain-lain	115.521	190.475	202.051
<b>JUMLAH AKTIVA LANCAR</b>	<b>277.542</b>	<b>325.502</b>	<b>327.167</b>
<b>AKTIVA TIDAK LANCAR</b>			
Aktiva pajak tangguhan	1.991	1.989	5.860
Aktiva Real Estate	159.728	182.869	242.695
Aktiva tetap - bersih	251.654	311.516	341.089
Aktiva tidak lancar lainnya	81.165	83.514	37.459
<b>JUMLAH AKTIVA TIDAK LANCAR</b>	<b>494.538</b>	<b>578.219</b>	<b>627.103</b>
<b>TOTAL AKTIVA</b>	<b>772.210</b>	<b>903.722</b>	<b>903.277</b>
<b>KEWAJIBAN DAN EKUITAS</b>			
Kewajiban lancar	143.893	199.618	120.432
Kewajiban tidak lancar	66.303	87.749	102.147
<b>JUMLAH KEWAJIBAN</b>	<b>210.196</b>	<b>287.367</b>	<b>220.580</b>
Keuntungan yang ditangguhkan atas sale dan lease back	-	-	-
Hak minoritas atas aktiva bersih anak perusahaan	302	394	347
<b>EKUITAS</b>			
Modal saham	400.000	400.000	400.000
Tambahan modal disetor	36.709	36.709	36.709
Saldo Laba	-	-	-
Ditentukan penggunaannya	14.394	15.409	15.499
Tidak ditentukan penggunaannya	110.609	193.726	271.134
<b>JUMLAH EKUITAS</b>	<b>561.212</b>	<b>645.935</b>	<b>723.343</b>
<b>JUMLAH KEWAJIBAN DAN EKUITAS</b>	<b>772.210</b>	<b>903.722</b>	<b>954.271</b>
Penutupan usaha	542.515	617.881	693.140
Beban pokok penjualan & beban langgeng	261.143	322.741	381.981
<b>LABA KOTOR</b>	<b>281.372</b>	<b>239.140</b>	<b>311.139</b>
Beban usaha	114.166	124.159	144.873
<b>LABA USAHA</b>	<b>167.206</b>	<b>170.981</b>	<b>166.266</b>
Penghasilan bunga	5.417	8.216	8.880
Beban bunga dan kerugian	(4.949)	(1.487)	(1.890)
Pendapatan (beban) dan lain-lain	(4.691)	1.714	12.076
<b>LABA SEBELUM PAJAK</b>	<b>162.983</b>	<b>179.421</b>	<b>178.362</b>
Pajak (pph badan)	(52.320)	(54.910)	(52.141)
<b>LABA SEBELUM HAK MINORITAS</b>	<b>110.663</b>	<b>124.511</b>	<b>126.220</b>
Hak minoritas atas laba bersih anak perusahaan	(55)	(12)	(7)
<b>LABA BERSIH</b>	<b>110.608</b>	<b>124.502</b>	<b>126.213</b>



(in million rupiah)

2007	DESCRIPTION
	<b>ASSETS</b>
	<b>CURRENT ASSETS</b>
271.669	Cash and cash equivalents
274.576	Other current Assets
546.245	<b>TOTAL CURRENT ASSETS</b>
	<b>NON-CURRENT ASSETS</b>
10.697	Deferred tax assets
272.892	Real estate assets
369.884	Net fixed assets
29.900	Other non current assets
790.884	<b>TOTAL NON-CURRENT ASSETS</b>
1,277,132	<b>TOTAL ASSETS</b>
	<b>LIABILITIES AND EQUITY</b>
206.423	Current liabilities
256.193	Non-current liabilities
462.617	<b>TOTAL LIABILITIES</b>
	Unrealized gain on sale & leaseback transaction
649	Minority interest on net assets of a subsidiary
	<b>EQUITY</b>
400.000	Authorized capital
36.709	Additional paid-in capital
16.761	Retained earnings
960.340	Appropriated Unappropriated
813.820	<b>TOTAL EQUITY</b>
1,277,132	<b>TOTAL LIABILITIES AND EQUITY</b>
763.086	Revenue
408.142	Cost of sales & direct costs
354.943	<b>GROSS PROFIT</b>
173.981	Operation expenses
180.962	<b>OPERATING PROFIT</b>
-	Interest income
-	Finance Cost
20.027	Other income (charges)
200.990	<b>PROFIT BEFORE TAX</b>
(59.773)	Income tax
141.217	<b>INCOME BEFORE MINORITY INTEREST</b>
(349)	Minority interest in net income of subsidiary
140.867	<b>NET PROFIT</b>



## Laporan Komisaris Utama

PT Pembangunan Jaya Ancol, Tbk menutup tahun 2007 sebagai perusahaan daerah kebanggaan nasional ditinjau dari segi kinerja keuangan maupun operasional. Dari segi kinerja keuangan dapat dilaporkan bahwa Perseroan merupakan perusahaan yang sangat sehat para pemegang saham pun menjadi pihak yang paling diuntungkan oleh kemampuan perusahaan untuk meningkatkan pembayaran dividen dibandingkan tahun 2006.

Pencapaian tersebut merupakan buah prestasi bersama antara Dewan Komisaris, Direksi dan seluruh karyawan teristimewa karena seluruh pencapaian tersebut dapat dicapai di tengah-tengah berbagai tantangan internal dan eksternal yang kerap menghadang Perseroan. Walaupun mangrut elemen manajemen dua level (*two-tier board*), kerja sama yang selama ini terjalin antara Dewan Komisaris dan Direksi berjalan seperti layaknya manajemen satu level (*single-tier management board*). Hal ini terbukti dari digelutnya beberapa kali Rapat Komisaris (Rakom) antara Dewan Komisaris bersama dengan Direksi sepanjang tahun 2007.

Peten dan fungsi Dewan Komisaris terutama dalam hal kontrol dan pengawasan kinerja Direksi sangat penting untuk memastikan agar target yang telah ditetapkan dalam RKAP dapat tercapai. Selain itu, Dewan Komisaris bersama dengan Direksi juga perlu menjaga agar proses pencapaian target dilakukan sesuai dengan prinsip-prinsip tata kelola perusahaan yang baik (*good corporate governance*). Untuk mencapai tingkat kepatuhan (*compliance*) yang tinggi, Perseroan telah membentuk Satuan Pengawas Internal (SPI) dan Komite Audit. Satuan Pengawas Internal telah memberikan masukan terhadap sistem pengendalian manajemen beserta pelaksanaannya. Masukan ini sangat berguna bagi Direksi dalam melakukan pengendalian manajemen.

## President Commissioner's Report

PT Pembangunan Jaya Ancol, Tbk, left the year of 2007 as a nation's pride regionally-based company, in terms of financial performance and operational performance. From the financial point of view, it is reported that the Company has come as a healthy company while the shareholders have become a party which enjoy the most benefit resulting from by the company's capability of elevating dividend in 2006.

The condition has been an achievement mutually reached by the Board of Commissioners, Board of Directors and all the employees. It also attributed to the Company's success amidst many internal and external challenges encountered by the Company. Despite the fact that the Company adopts a two-tier management board, the cooperation between the Board of Commissioners and Board of Directors runs smoothly as if a single-tier management board were applied. The smooth cooperation was in the form of Commissioner's meetings attended by the commissioners and directors through 2007.

The Board of Commissioners focuses its function in control and supervision over the Directors' performance to ensure that the target set up in the Work Plan will be successfully met. The Commissioners, along with the Directors, also have to make sure that the process of reaching the target is undertaken in Good Corporate Governance (GCG). To obtain high level of compliance, the Company has established the Internal Control Unit and the Audit Committee. The Internal Control Unit functions to give necessary advice with regards to the management system control and its implementation which is beneficial to the directors in order to take anticipatory management control actions.





**Iq. Nurtakih Wirawan, MSP**  
*Komisaris Utama*  
*President Commissioner*

Ancol's excellent performance has been an achievement mutually reached by The Board of Commissioners, The Board of Director and all the Employees of Ancol.

Komite Audit telah melaksanakan tugasnya dengan memberi masukan kepada komitearis mengenai hal-hal penting yang bisa ditempuh direksi dalam pelaksanaan GCG. Komite Audit juga memberi masukan kepada Satuan Pengawas Internal agar lengkap dan kiranya Satuan Pengawas Internal bisa maksimal sementara komitmen terhadap penerapan *Corporate Social Responsibility* terus dilanjutkan untuk mewujudkan Perestroan menjadi sebuah *green company*.

Dewan Komisaris tidak saja telah betul-betul melaksanakan fungsi kontrol dan pengawasan sesuai dengan mandat yang tercantum dalam Anggaran Dasar Perusahaan. Dalam beberapa hal Dewan Komisaris menjalankan tugasnya lebih intensif daripada yang dimandatkan, misalnya dalam pengawasan penurunan dan pengangkatan pejabat check and di perestroan.

Ini sangat penting untuk digarisbawahi terkait dengan perubahan yang tercantum pada Undang-undang No 40 tahun 2007 tentang Perusahaan Terbatas (PT) yang menyelaraskan agar Dewan Komisaris mengemban tanggung jawab dan akuntabilitas hukum yang sama dengan Direksi. Walaupun sama dan arahan yang diberikan oleh Dewan Komisaris tidak bersifat mengikat, dalam banyak hal Direksi betul-betul mengikuti arahan dan masukan tersebut sepanjang tahun 2007.

#### Analisis Spektakuler

Secara internal, proses transformasi dan reorganisasi yang dirancang merupakan pada tahun 2006 merupakan hal yang tidak mudah namun tetap menjadi tantangan utama dan tetap diprioritaskan. Saat ini proses transformasi dan reorganisasi tersebut analisis menunjukkan hasil yang positif. Kunci keberhasilan dari proses transformasi dan reorganisasi untuk segala aspek dibantu oleh kualitas sumber daya manusia (SDM) yang dimiliki oleh perestroan. Tiga tantangan terbesar yang harus dijawab oleh proses transformasi dan reorganisasi tersebut adalah perbaikan struktur organisasi, penyempurnaan sistem operasional dan peningkatan kompetensi. Selain itu, Direksi dan Dewan Komisaris yang dalam hal ini diwakili oleh Komite Audit juga secara terus-menerus mengevaluasi penerapan GCG di seluruh aspek operasional dan administrasi.

*The Audit Committee is responsible for giving advice to the Commissioners with regards to necessary measures to be undertaken by the Directors in the implementation of GCG. It is also the Audit Committee's responsibility to advise the Internal Control Unit to ensure that the latter performs in an optimum way. Meanwhile, commitment to implementation of GCG is made sustainable in the effort to transform the Company toward green company.*

*The Board of Commissioners is determined in performing its control and supervisory functions as mandated by the Company's Articles of Association. In many ways, the Board of Commissioners even performs a more intensive job than what is mandated, as can be seen, for instance, from the way it supervises appointment and assignment of the Company's executives.*

*This needs underlining as the national Act No 40 of 2007 on Limited Corporation requires that Boards of Commissioners carry the same responsibility and law accountability as the Boards of Directors do. Although advice and directive given by the Company's Board of Commissioners is not binding over the Board of Directors, in many ways the Board of Directors did take what the Commissioners had advised and directed in 2007.*

#### Analisis Spektakuler

*In terms of internal issues, the transformation and re-organizational process established earlier in 2006 has not been an easy thing to do yet it has become a major challenge to prioritize. Currently, the transformation and re-organization process in all aspects has resulted in positive impacts. The key to the success of this transformation and re-organization has been largely affected by the Company's human resources. The three hardest challenges to be responded by the process included organization structure improvement, operational system update and competence upgrade. In addition to that, the Board of Directors and Commissioners who in this case are represented by the Audit Committee have taken continuous evaluation on the Company's Good Corporate Governance implementation of all the operational and administrative aspects.*



Misi besar yang harus diambil oleh seluruh insan Perseroan adalah menjadi perusahaan yang memiliki standar etika dan profesionalisme yang sebanding dengan perusahaan-perusahaan kelas dunia. Dengan konsensus, dukungan serta partisipasi dari seluruh anggota manajemen dan karyawan saat ini, suatu hari nanti Perseroan akan menjadi salah satu perusahaan daerah terbaik dunia.

Memasuki tahun 2008 yang penuh tantangan dan protestasi, Perseroan harus tetap mawas diri terhadap tantangan maupun risiko serta tetap tanggap terhadap peluang-peluang pertumbuhan yang ada. Meski dibidang prospek perekonomian Indonesia akan membaik di tahun 2008, namun angka pertumbuhan tersebut tidak terlalu tinggi. Secara keseluruhan, Perseroan harus mampu merealisasikan potensi pasar domestik yang sangat besar dengan memanfaatkan potensi keunggulan kompetitif Perseroan, yakni bidang rekreasi dan real estate.

Memang tidak dapat diungkiri bahwa Perseroan adalah perusahaan terluas terbesar dan tertua di Indonesia. Untuk itu, keberhasilan dan transformasi dan reorganisasi perseroan menyongsong Ancol Spectacular 2015 menjadi faktor yang akan menentukan masa depan Perseroan. Kuncinya adalah kolaborasi. Sebagai perusahaan yang sangat besar, masalah Perseroan bisa dipecahkan oleh satu individu, namun harus digerakkan oleh satu tim yaitu keluarga besar PT Pembangunan Jaya Ancol, Tbk.

Saat ini, di jalan kinerja keuangan dan operasional Perseroan sedang dalam posisi baik dan sehat, adalah saat yang tepat bagi seluruh insan Perseroan untuk berkolaborasi semberi tenaga menyempurnakan diri. Kita telah berhasil melewati tahun 2005, 2006 dan 2007 yang sangat penuh tantangan. Kondisi perekonomian di tahun 2008 karena itu diharapkan lebih baik dan lebih kondusif bagi perseroan untuk menjadi lebih besar lagi, lebih sehat lagi dan lebih tinggi lagi dalam hal pencapaian. Maka kita harus tingkatkan nilai-nilai Perusahaan bagi para pemangku saham dan kontribusi perusahaan bagi industri rekreasi dan real estate nasional dan masyarakat luas.

*The big mission all the employees of the Company should be aware of is the fact that the Company has to be equipped with ethics and professionalism standards which match the other world's class companies. Under such consensus, support of participation of all the members of management and employees, we are sure the Company will become an excellent regionally-based corporation.*

*Entering the challenging year of 2008, the Company should be aware of all the underlying challenges and risk and responsive to all chances for growth. It is a fact that Indonesia's economic prospect will get better in 2008, yet no significantly big difference may be expected compared to that of 2007. In a whole, the Company should be able to realize its domestic market potentials by benefiting from its major excellence, namely recreational resort and real estate operation.*

*It remains a fact that the Company is the largest and oldest recreation facility provider in Indonesia. Consequently, the Company's success in transformation and re-organization in welcoming the Ancol Spectacular 2015 has become a factor determining the future of the Company in which solid work performance will be the key to the success. It is impossible for a single individual to smoothly run such a huge company. Instead it must be run by a team, namely the big family of PT Pembangunan Jaya Ancol, Tbk.*

*This very moment, when the Company's financial and operational performance is in an excellent and healthy position, is the perfect time for those involved in the Company's interest to consolidate themselves in order to improve their achievement. We have been through the challenging years of 2005, 2006 and 2007. We may expect that the economic condition in 2008 will be better and conducive as well in order for the Company to become bigger, healthier and higher in excellence. Let us improve our Company's value for the interests of our shareholders and let us elevate the Company's contribution to the national recreation and real estate industry and to the people in general. Finally, all members of the Board of Commissioners*



*Depart Komisaris / The Board of Commissioners*



- **IR. NURFAKIH WIRAWAN, MSc.**  
*Komisaris Utama / President Commissioner*
- **TRIENA MULIADI**  
*Komisaris / Commissioner*
- **DWS. HARI SANDJOJO Mj, MSI.**  
*Komisaris / Commissioner*
- **IR. H KEMMI DAHYANTO**  
**MANGOENPRATOLO YOBODININGRAT**  
*Komisaris Independen / Independent Commissioner*
- **IR. PALGUNADI TAITI SETYAWAN, DIPLO-ING.**  
*Komisaris Independen / Independent Commissioner*



Ahlii kota, seluruh anggota Dewan Komisaris memberikan penghargaan yang tertinggi-tingginya kepada Dewan Direksi yang telah melakukan tugasnya dengan sangat baik di tahun 2007. Terima kasih juga kami sampaikan kepada seluruh karyawan, pemangku saham dan rekanan perusahaan yang telah mendukung dan berpartisipasi penuh dalam proses transformasi dan reorganisasi perusahaan dalam menyongsong *Annual Spectacular 2013*.

Semoga Tuhan YME selalu memberikan arahan dan petunjuk kepada seluruh insan PT Pembangunan Jaya Ancol Tbk, agar dapat menjalankan tugas dan tanggung jawabnya dengan sebaik-baiknya.

Jakarta, 31 Desember 2007

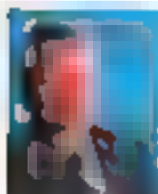
*would like to convey their highest appreciation to all the Directors for their excellent job in 2007. We also would like to thank all the employees, shareholders and partners who have given their full support and participation during the Company's transformation and re-organization process in anticipating *Annual Spectacular 2013*.*

*May God The Almighty will always direct and protect all of PT Pembangunan Jaya Ancol Tbk employees so that they can do the best while performing their jobs.*

Jakarta, December 31, 2007



**Ir. Nurfaizil Wirawan, MSP**  
*(Signature)*  
 President Commissioner



**IR. NURFACHRI WIRAWAN MSP**  
Korutansi Utama / President Commissioner

Mengikuti Komando "tama" pada Mei 2007 setelah gelar Sarjana Teknik Arsitektur dan Teknik Teknik Sipil Bandung pada tahun 1985 dan Magister Ilmiah Perencanaan Kota dan Wilayah dengan bidang studi pada tahun 1991. Berpengalaman di berbagai jabatan baik sebagai perencana kota, perencana Perumahan Kota di DKI Jakarta serta di dalam perusahaan swasta sebagai Perancang-perancang Industri dan Perumahan

Provinsi DKI Jakarta

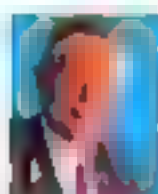
Commissioner of PT Pembangunan Jaya since May 2007. Graduated from Architecture Engineering Department Bandung Institute of Technology (ITS) and a Master in Urban Planning, Bandung Institute of Technology (ITS). Experienced as architect for some special management and city planning both with the Government of the Greater Jakarta Province. Currently Assistant to Development Secretary, Government of the Greater Jakarta Province.



**TRISNA MULLADI**  
Korutansi / Commissioner

Mengikuti Komando sejak November 2004. Menamatkan MBA di bidang Finance dari University of Oregon, Amerika Serikat pada tahun 1991. Ia juga pernah bekerja di berbagai perusahaan, baik di Bank di Amerika Serikat serta Prusa, baik di perusahaan

Commissioner of PT Pembangunan Jaya since November 2004. Earned his MBA in Finance from University of Oregon, USA. Acted as director in several financial institutions such as MU Bank, Bank of America, and Bank Asia Prusa. Also President Director of PT Pembangunan Jaya since July 2004.

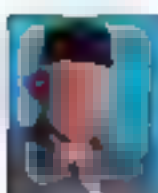


**DR. HARI SANIKHU M, MSc**  
Korutansi / Commissioner

Mengikuti Komando sejak April 2004. Menah gelar Sarjana Ekonomi dari Universitas Gadjah Mada Yogyakarta pada tahun 1976 dan Magister Manajemen Kota, tahun 1981. Pernah bekerja di berbagai perusahaan, baik di perusahaan swasta maupun di perusahaan

DKI Jakarta (DIT) dan PT

Commissioner of PT Pembangunan Jaya since April 2004. Graduated from Economics Faculty University of Gadjah Mada (UGM) earned a Master's degree in Urban Management from University of Indonesia (UI). Also graduated Urban Assistant to Deputy Director, Development Secretary through a period of teaching in various Board for recruitment and Regional Asset and Business Potential Empowerment 2001-2003.



**D H KIRIH HARYANTO MANGKENTRATULO TOSODUNINGLAT**  
Komisaris Independen

Mengikuti Direktur Utama PT Pembangunan Jaya dan menjabat sebagai Komisaris Independen perusahaan sejak November 2004. Ia juga pernah bekerja di berbagai perusahaan pada tahun 1980-an juga pernah menjabat sebagai Komisaris PT Ardana dan PT Jaya CM

Independent Commissioner since November 2004. Previously President Director of PT Pembangunan Jaya. Graduated from Architecture of Bandung Institute of Technology (ITS). Also Commissioner of PT Ardana and PT Jaya CM.

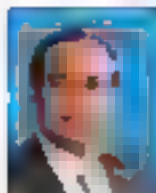


**DR. PALGRINAH TATIE SPTYAWAN DEPL-ING**  
Komisaris Independen / Independent Commissioner

Mengikuti sebagai Komisaris Independen sejak April 2004. Menah gelar Insinyur Teknik Mesin dari Institut Teknologi Bandung pada tahun 1976 dan gelar D. P. Ing Business Engineering dan Manajemen Industri di Universitas Mitsui Science and Industry Institute pada tahun 1996. Juga pernah menjabat sebagai eksekutif dan komisaris di Astra Group 1993-1997.

Independent Commissioner since April 2004. Obtained a degree in mechanical engineering from Bandung Institute of Technology (ITS) and Civil Eng in Belgium. Engineering from Belgium University, Yagasanter University Science and Industry Institute (ITS). Also long involved as executive and commissioner of Astra Group (1993-1997).



**BUDI KARYA SUMADI***Direktur Utama / President director*

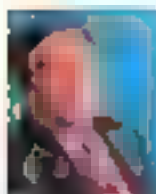
Kelahiran Palembang tahun 1956. Lulus sebagai Sarjana Teknik dalam bidang Arsitektur dari Universitas Gajah Mada, Yogyakarta, pada tahun 1981. Menjabat sebagai Direktur Utama sejak Maret 2004, sebelumnya pernah menjabat sebagai Direktur Keuangan PT Pembangunan Jaya Ancol Tbk.

*Born in Palembang in 1956. Graduated from architecture, University of Gajah Mada, 1981. President Director since March 2004. Previously Finance Director of PT Pembangunan Jaya Ancol Tbk.*

**PRAMONO HADI SAYOGYA***Direktur / Director*

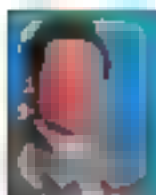
Lahir di Bandung pada tahun 1953. Meraih gelar insinyur dalam bidang Arsitektur dari Institut Teknologi Bandung pada tahun 1977. Memulai karir di PT Pembangunan Jaya Ancol Tbk. sejak tahun 1981 hingga akhirnya menjabat sebagai Direktur Rencanan, Riset dan Pengembangan sejak Februari 2002.

*Born in Bandung in 1953. Graduated from Architecture Engineering department, Bandung Institute of Technology in 1977. Started his career with PT Pembangunan Jaya Ancol Tbk in 1981. Director of Research, R&D and Development since February 2002.*

**S. SUDIRO PRAMONO***Direktur / Director*

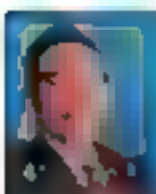
Kelahiran Yogyakarta tahun 1954. Lulusan dan Fakultas Ekonomi Universitas Gajah Mada, Yogyakarta tahun 1980 dan meraih gelar Magister dalam bidang Manajemen dari Lembaga Pendidikan dan Pengembangan Manajemen (LPPM) pada tahun 1996. Menjabat sebagai, Direktur Keuangan sejak April 2004, sebelumnya pernah menjabat sebagai Direktur PT Taman Impian Jaya Ancol.

*Born in Yogyakarta in 1954. Graduated from the Department of Economics, University of Gajah Mada in 1980 and a Master of Management of Lembaga Pendidikan dan Pengembangan Manajemen (LPPM, 1996.). Finance Director since April 2004. Previously Operational Director of PT Taman Impian Jaya Ancol.*

**WINARTO***Direktur / Director*

Lahir di Kudus pada tahun 1968. Lulusan dari Fakultas Psikologi Universitas Gajah Mada, Yogyakarta pada tahun 1994. Menjabat sebagai, Direktur Properti sejak tahun 2005, sebelumnya pernah menjabat sebagai Wakil Direktur Properti PT Pembangunan Jaya Ancol Tbk.

*Born in Kudus in 1968. Graduated from Faculty of Psychology, University of Gajah Mada, Yogyakarta in 1994. Director of Property since April 2005. Previously Vice Director of Property of PT Pembangunan Jaya Ancol Tbk.*

**DJUMHANA TJAKRA WITALAKSANA***Direktur / Director*

Kelahiran Jakarta tahun 1950. Meraih Sarjana Teknik Sipil dari Institut Teknologi Bandung pada tahun 1974. Saat ini menjabat sebagai, Direktur Sumber Daya Manusia dan Administrasi PT Pembangunan Jaya Ancol Tbk. Sebelumnya menjabat sebagai Kepala Dinas PTB Provinsi DKI Jakarta.

*Born in Jakarta in 1950. Graduated from the Department of Civil Engineering, Bandung Institute of Technology, 1974. Currently Director of Human Resources and Administration of PT Pembangunan Jaya Ancol Tbk. Previously he was the Head of PTB, the Greater Jakarta Province.*

## Laporan Direktur Utama

Tahun 2007 telah memberikan pengaruh positif yang cukup berarti bagi PT Pembangunan Jaya Ancol. Hal seiring dengan ketahanan kondisi ekonomi makro nasional. Pengaruh positif tersebut ditandai dengan tercapainya kinerja keuangan komulatif yang melewati tahun sebelumnya dengan laba bersih Perseroan sebesar Rp 140,8 miliar atau tumbuh 12% dibanding laba bersih pada tahun 2006 yang sebesar Rp 126,2 miliar.

Dalam kurun waktu yang sama, Perseroan juga membukukan pendapatan sebesar Rp 165 miliar atau meningkat 13% dibanding periode sebelumnya yang hanya Rp 146,9 miliar. Meskipun beban pokok dan beban usaha meningkat, laba usaha Perseroan juga masih mengalami peningkatan menjadi Rp 184,9 miliar dibandingkan laba usaha pada periode sama tahun sebelumnya yang mencapai Rp 166 miliar. Perseroan juga membukukan pendapatan lain-lain sebesar Rp 20 miliar, sehingga laba sebelum pajak menjadi Rp 201 miliar atau 15% lebih besar dibanding tahun 2006 yaitu sebesar Rp 176 miliar.

Pada tahun 2007, Perseroan menyetorakan Obligasi 1 Jaya Ancol sebesar Rp 200 miliar yang terbagi ke dua Obligasi Seri A dan Seri B. Perseroan juga mendapatkan penghargaan IIA\* (stable outlook) dari Lembaga Penilai PT Pemeringkat Efek Indonesia (Pefindo).

## President Director's Report

The year of 2007 has left PT Pembangunan Jaya Ancol Ltd. with positively significant impact along with the improved national macro-economic condition. The positive impact has been characterized among others by some remarkable performance. At the end of 2007, the Company's consolidated financial performance for instance managed to go over the year's designated target. The Company's net profit was recorded at Rp140.8 billion or a hike of 12 percent compared to that of 2006 which was only Rp126.2 billion. The increase was derived from all of Ancol business activities.

During the same period of time, the Company also booked a revenue of Rp165 billion, or an increase of 13 percent compared to that of the previous period which was only Rp146.9 billion. Despite the hike in fixed cost and operational cost, the Company's operating profit enjoyed an incline to Rp184.9 billion compared to that of the previous period which was Rp166 billion. The Company also booked other income of Rp20 billion, and therefore profit before tax amounted to Rp201 billion or 15 percent higher than that of 2006 which was Rp176 billion.

In 2007, the Company issued Obligasi (Bond) 1 Jaya Ancol in nominal value of Rp200 billion which was divided into Obligasi Seri A and Obligasi Seri B. At the same time the Company also received rating IIA\* (stable outlook) from Lembaga Penilai PT Pemeringkat Efek Indonesia (Pefindo).





**Suat Karya Sumadi**  
President Direktur  
President Director

Through its Strategic Values, all of the company's Employees are expected to Consolidate team work, to expand Creativity and Innovation and to Comply with the ethics and Professionalism standards

## Penghargaan dan Tantangan

Pencapaian lain Perseroan pada tahun 2007 bisa dilihat dari diperolehnya pengakuan dan penghargaan dari berbagai publik atas prestasi kerja perseroan. Penghargaan tersebut antara lain datang dari majalah *Forbes* yang menempatkan Perseroan sebagai 'The Best Listed Company' untuk sektor Restoran, Hotel, dan Pariwisata dan menerima penghargaan "Times Award 2007". Majalah *Marketing* juga memberikan penghargaan "Marketing Award 2007" dan menempatkan Ancol sebagai "The Best in Experiential Marketing".

Penghargaan kepada perseroan juga datang dari Badan Akademi Indonesia Kompetensi Akuntan Manajemen yang memberikan penghargaan 'The Best Environmental Reporting' pada Indonesia Sustainability Reporting Award (ISRA) 2007.

Ada beberapa hal yang perlu digarisbawahi berhubungan dengan pencapaian perseroan pada tahun 2007. Pertama tantangan yang baik harus dihadapi antara lain berkat berbagai peluang usaha yang diambil oleh jajaran Direksi beserta staff dan unit bisnis lain Perseroan. Seperti tahun-tahun sebelumnya, tantangan tahun 2007 Dewan Direksi secara terus menerus mengambil langkah-langkah penting terutama untuk meningkatkan produktivitas pelaksanaan usaha peningkatan produktivitas dan efisiensi proses di segala bidang.

Tentu saja semua pencapaian pada tahun 2007 diperoleh bukan tanpa tantangan. Tantangan itu antara lain adalah upaya transformasi dan restrukturisasi di bawah arahan dan arahan manajemen dan reorganisasi perseroan untuk lebih menjadi *leaner* atau *direct* yang kurang seluruh usaha Ancol sampai dengan tahun 2013 untuk mencapai Ancol Spectacular 2015.

Oleh karena itu, manajemen dituntut untuk mampu menerjemahkan sasaran Ancol Spectacular 2015 menjadi nilai-nilai strategis yang harus diikuti, dipahami dan dilaksanakan oleh seluruh insan perseroan. Melalui nilai-nilai strategis yang diharapkan oleh manajemen, seluruh insan perseroan diharapkan mampu meningkatkan kelengkapan kerja, mengoptimasi

## Awards and Challenges

Other achievements made by the Company through the year of 2007 were indicated by the reception of acknowledgments and awards from several public institutions for the Company's hard work. One award was given by *Forbes* magazine that named the Company as 'The Best Listed Company' in the Restaurant, Hotel and Tourism sector for attack the "Times Award 2007" was given. *Marketing* magazine also gave "Marketing Award 2007" to Ancol and named the Company 'The Best in Experiential Marketing'.

Appreciation was also addressed by the Management Akademi Akuntan Manajemen for Indonesian Accountants, which awarded the Company with "The Best Environmental Reporting" in the version of "Indonesia Sustainability Reporting Award (ISRA), 2007".

Some other things related to the Company's involvement in 2007 also must underline, namely the satisfactory financial performance which was mainly positive due to some strong re-structuration taken by the Board of Directors under the full support of the Board of Commissioners. Just like the previous years, during 2007, the Board of Directors was continually taking operational steps especially to improve the Company's productivity by means of reorganization of efficiency and effectiveness in all aspects.

All the achievements made during the year of 2007 were of course not reached without challenges. The challenges were there while we were on our way undertaking the transformation and re-organization within the Company. The plan for such transformation and re-organization has become a roadmap or directive to be resorted to by all Ancol employees as to successfully reach the Ancol Spectacular 2015.

Therefore the management is required to be able to translate the Ancol Spectacular 2015 target into strategic values that must be followed, complied and implemented by all the employees. Through the strategic values, all of the Company's employees are expected to consolidate team work, to expand creativity and innovation and to comply with the ethics and professionalism standards. All the management, senior



daya kreativitas dan inovasi, serta menaati etika dan profesionalisme. Pihak management junior dan senior juga dituntut untuk terus-menerus menginternalisasikan nilai-nilai tersebut ke dalam dirinya dan unit usaha masing-masing. Segaran akhir yang hendak dicapai dengan nilai-nilai strategis tersebut adalah terbentuknya kultur perusahaan yang lebih kompetitif sehingga kelak perusahaan bukan saja akan dikenal sebagai BUMN yang sukses namun juga sebagai perusahaan kelas dunia yang tangguh.

#### Pengembangan SDM

Di masa mendatang, ada beberapa hal yang akan terus diperhatikan dan ditingkatkan oleh Perseroan. Beberapa hal itu adalah peningkatan keluarga besar Perseroan, baik antar karyawan maupun antar manajemen, untuk manajemen dengan seluruh karyawan untuk insan Perseroan dengan semua rekanan perusahaan termasuk para penyumbang juga masyarakat sekitar. Agar semua tersebut tercapai, Perseroan telah mengupayakan untuk meningkatkan pengembangan SDM di bagian prioritas utama dan utamanya bukan saja untuk meningkatkan produktivitas namun juga untuk membangun rasa cinta kerja (*love of working*) dan loyalitas seluruh karyawan.

Sesuai dengan kebutuhan pasar dan visi perusahaan, sepanjang tahun 2007 ada tiga elemen penting pengembangan SDM yang telah ditingkatkan oleh perseroan, yaitu elemen itu adalah peningkatan pengetahuan (*knowledge*) karyawan actual kompetensi masing-masing, peningkatan keterampilan kerja, dan perubahan paradigma berpikir dan perilaku agar karyawan menjadi lebih kompetitif dan berfokus pada usaha pemuasan pelanggan (*customer centric*).

#### Strategi Selanjutnya

Untuk memantapkan pencapaian target yang lebih baik pada tahun 2008, Perseroan akan menerapkan strategi untuk peningkatan produktivitas dengan memberikan pekerjaan tambahan dalam rangka mendapatkan proyek-proyek strategis diuraus mendatang. Pertumbuhan Perseroan difokuskan pada peningkatan kualitas dan pemerataan dua aspek bisnis utama Perseroan yaitu real estate dan recreation.

*and junior employees are required to continuously internalize the values into their very own function and business units. The final target is achieve through the strategic values is the emergence of more competitive culture for the Company to adopt with which the Company will not only be identified as an ordinary regionally based company.*

#### Human Resources Development

Over the upcoming term, some crucial issues should be addressed and increased by the Company, namely *remotivated and solidarity level of the Company's big family. This should be developed among the employees and management, between the management and all the employees, and among the Company's employees, partners, customers and the surrounding people. In order to reach the goal, the Company has placed human resources development first priority. This is not only intended to improve productivity but also to elevate all of the employees' sense of belonging and loyalty.*

*In harmony with the market demand and Company's vision, in 2007, three crucial human resources development elements were addressed by the Company. The three elements included improvement of employees' relevant knowledge, empowerment of employees' skills and changes in thinking paradigm and work culture to be competitive and focused on customer satisfaction (customer centric,*

#### Next Strategies

*For better achievement in 2008, the Company will take strategies for improvement of productivity by providing more jobs from further strategic projects. The Company's focal attention will be in quality improvement and contribution of the the Company's two business wings, namely real estate and recreation.*



#### ● **PRATI KARYA NURINI**

*Direktur Utama / President director*

#### ● **PRAMONHADI BAYOGYA**

*Direktur / Director*

#### ● **B. SUDIRO PRAMONO**

*Direktur / Director*

#### ● **WINARTO**

*Direktur / Director*

#### ● **DIJUMHANA TJAKRAWIRALAKSANA**

*Direktur / Director*



Kami menyadari masih banyak pekerjaan rumah yang harus diselesaikan dengan baik dan benar untuk memuaskan dan membahagiakan para pelanggan dan pemegang saham. Namun kami juga percaya, dengan dukungan segenap pemegang saham, seluruh karyawan, dan strategi yang digariskan oleh Dewan Direksi, di masa datang Perseroan akan bisa terus meningkatkan kinerja operasional, keuangan, dan meraih lebih banyak kepercayaan publik. Dengan capital strength kompetitif yang dimiliki Perseroan yaitu ekuitas yang kuat, jaringan dan infrastruktur yang luas dan makin modern, kondisi keuangan yang sehat dan kuat, serta komitmen yang tinggi terhadap penerapan dan penguatan prinsip-prinsip GCG, harapan tersebut akan menjadi sebuah kenyataan, bukan saja pada tahun 2008 melainkan juga pada tahun-tahun berikutnya.

Terakhir, seluruh jajaran Direksi mengucapkan terima kasih yang sebesar-besarnya atas dukungan dan pendampingan dari seluruh anggota Dewan Komisaris, seluruh pemegang saham dan seluruh karyawan. Semoga tahun 2008 dan tahun-tahun mendatang menjadi tahun yang penuh makna bagi Perseroan untuk meraih tempat yang lebih tinggi di hati masyarakat Indonesia.

*Terima kasih,*

*Jakarta, 31 December 2007*

*While we are aware we have so many things to do in a good way as to satisfy the customers and to make the shareholders proud, we also believe that with the support of all the shareholders, employees and the strategies outlined by the Board of Directors, in the future the Company will be able to continuously improve its operational and financial performance and to get more trust from the public. Under the Company's four competitive advantages, namely established image, extended and modern network and infrastructure, healthy financial condition and high commitment to implementation of Good Corporate Governance, what starts merely as a hope will end as a certainty, not only in 2008, but also in the forthcoming years.*

*Last but not least, all the Directors would like to thank the Board of Commissioners, the shareholders and employees for their endless supports and assistance. Let's hope that the year of 2008 and the forthcoming years will become meaningful years to the Company. This way the Company will get a better place in the customers' heart.*

*Thank you.*

*Jakarta, December 31, 2007*

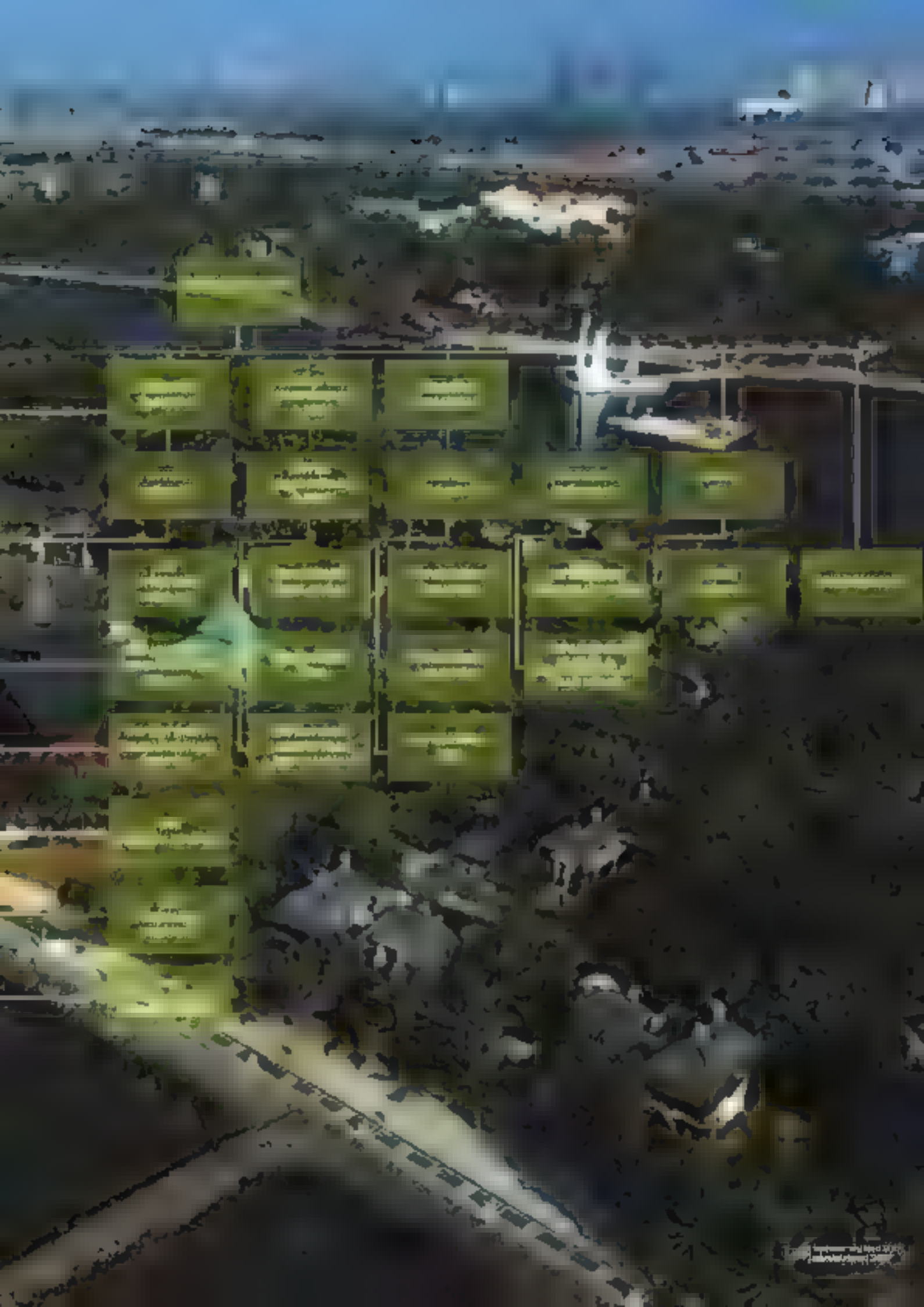


**Budi Karya Sumadi**

*Proposed Director*







**PT TAMAN IMPIAN ,AYA ANCIH**

**PEMEGANG SAHAM / SHAREHOLDERS**

- PT Pembangunan Jaya Ancol Tbk : 99,99%
- PT Pembangunan Jaya : 0,01%

Bidang Usaha : Kawasan Pariwisata  
Business line : recreation area

Komisaris Pengawas  
Board of Commissioners Supervisors  
Komisaris Utama / President Commissioner  
Dr. Nurfaikih Wirawan Mbi  
Komisaris / Commissioner  
Des. Ilan Gandjojo Mj, Msi  
Triana Mulyadi  
dan H. KKM H. Jaryanto Mangoenpratolo  
Yosodiningrat  
dan Palgunadi, ahli Setyawan, Dpt. Ing

Direksi/Pengurus  
Board of Directors/Managers  
Direktur Utama / President Director  
Budi Karya Sumardi  
Direktur / Director  
Pranomonadi Sayogya  
Sumet Sudiro Pranono  
Djunhana Djakrawiralakarna  
Wicarto

**PT SEA SKEL INDONESIA**

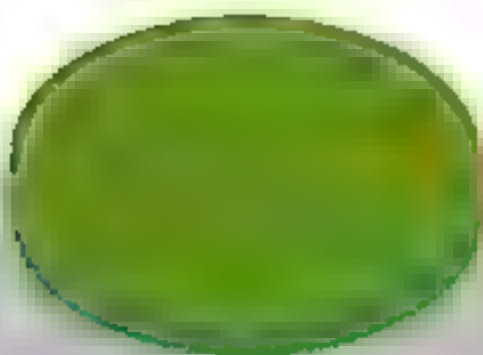
**PEMEGANG SAHAM / SHAREHOLDERS**

- PT Pembangunan Jaya Ancol : 95,27%
- H. Moch. Slamet Budiputriono : 1,34%
- Isopetani : 1,24%
- Sri Wahyuni : 0,91%
- Wardiman : 0,66%
- Mendra Linceidi : 0,21%
- Aryanto Cahyadi : 0,11%
- Alex Purnawan : 0,06%

Bidang Usaha : perdagangan, pembangunan jalan,  
perindustrian, pertanian, percetakan,  
perdagangan, perbengkelan dan pengelolaan  
tempat rekreasi dan hiburan, serta pengangkutan  
business line : trading, construction service, industrial,  
agriculture, printing, maintenance, machineries  
workshop, recreation area management and transport.

Komisaris/Pengawas  
Board of Commissioners/Supervisors  
Komisaris Utama / President Commissioner  
Pranomonadi Sayogya  
Komisaris / Commissioner :  
H. Moch. Slamet Bardi Sukrisno  
Sumet Sudiro Pranono  
Djunhana Djakrawiralakarna

Direksi/Pengurus  
Board of Directors/Managers  
Direktur Utama / President Director  
H. Widyono  
Direktur / Director  
IX Hurni  
Teuku Sahle Syahid





## PT PHILINDO SPORTING AMUSEMENT AND TOURISM CORPORATION

### PEMEGANG SAHAM / SHAREHOLDERS

- PT Pembangunan Jaya Ancol Tbk. 50%
- PT Seven Seas Finance & Trade Corporation 30%

**Hidung Usaha** : Penyewaan gedung  
*Business Use* : Space rental for Leisure Restaurant

**Komisaris / Pengawas**  
*Board of Commissioners / Supervisors*  
**Komisaris Kehormatan / Honorary Commissioners**  
Ciputra  
Stanley Ho

**Komisaris Utama / President Commissioner**  
Ny. Hn. Chiu King Pany Catlim  
**Komisaris / Commissioner**  
Lee Sing Man  
S. Sudro Pratomo  
Budi Karyo Sumadi  
**Direksi / Pengurus**  
*Board of Directors / Organizers*  
**Direktur Utama / President Director**  
Wingslo  
**Direktur / Director**  
Falaah K. Dyah  
Ojak Hamdani Panggabean  
Ny. Christina Koo Po Chu

## PT JAYA BOWLING INDONESIA

### PEMEGANG SAHAM / SHAREHOLDERS

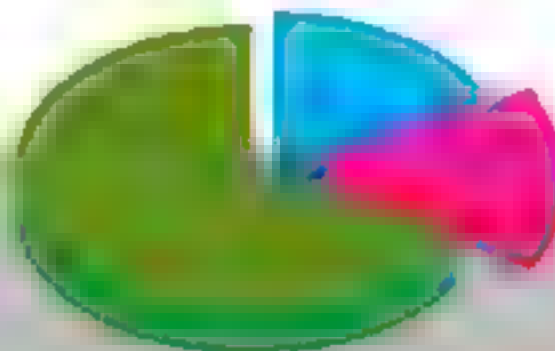
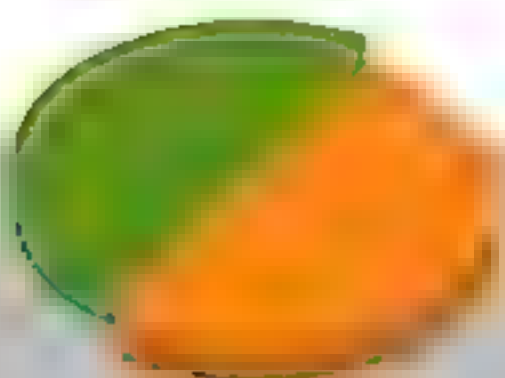
- International Bowling Limited 66,67%
- PT Pembangunan Jaya Ancol Tbk 16,75%
- PT Seven Seas Finance & Trade Corporation 16,58%

**Hidung Usaha** : Sarana olahraga  
*Business Use* : Sport facilities

**Komisaris / Pengawas**  
*Board of Commissioners / Supervisors*  
**Komisaris Kehormatan / Honorary Commissioners**  
Ciputra  
Stanley Ho

**Komisaris Utama / President Commissioner**  
Utamihana, Jalis Suryalaksana  
**Komisaris / Commissioner**  
Ny. Hn. Chiu King Pany Catlim  
Lee Jun Sing

**Direksi / Pengurus**  
*Board of Directors / Organizers*  
**Direktur Utama / President Director**  
Ny. Charina Koo Po Chu  
**Direktur / Director**  
Agustine Teddy Darmanto  
Lee Sing man



## Bidang Usaha

Kinerja operasional Perusahaan pada tahun 2007 menunjukkan peningkatan signifikan dari nilai rekonsiliasi di antara total pengunjung pada tahun tersebut sebesar 13,4 juta sedangkan pada tahun 2006 hanya mencapai 12,4 juta pengunjung.

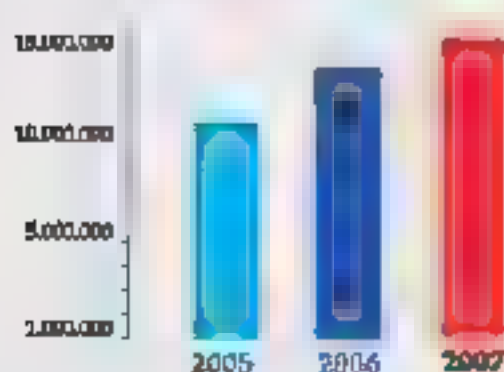
Perusahaan pada tahun 2007 berhasil mencatatkan pendapatan tunai sebesar Rp 763 miliar. Angka ini 15% lebih besar dibanding pendapatan serupa pada tahun sebelumnya. Sumbangan terbesar kepada pendapatan tunai tersebut berasal dari bidang usaha rekreasi dan resort yang mencapai 60%, sementara sisanya sebesar 40% disumbangkan oleh bidang properti, yang antara lain kegiatannya adalah pengembangan lahan, pembangunan perkantoran dan pembangunan bangunan komersial. Namun demikian, dari sisi keuntungan bersih (*net profit*) sebesar 60% disumbangkan oleh bidang properti, hal ini jauh lebih besar dari bidang rekreasi dan resort yang hanya menyumbangkan sebesar 40%.

## Business Operation

The Company's 2007 operational performance has shown a significant increase. From the reconciled number, it reached the total of 13.4 million visitors while the figure for 2006 was only 12.4 million. The satisfactory growth has triggered our goal to go plus side of 14 million in 2008.

In 2007 the Company's total income was Rp763 billion which is 15% higher than that of the previous year. The biggest contributor for PT Pembangunan Jaya Ancol Tbk's financial performance during the year of 2007 was the recreation and resort business (60%), while the other 40% was made through the property sector which among others focuses on land development, construction of office facilities and development of commercial construction. Yet, from the net profit point of view, yield originated from property sector is higher than that of recreation and resort sectors. The 2007 consolidated net profit contributed by the property sector reached the amount of 60%, while the recreation and resort sectors reached the figure of 40%.

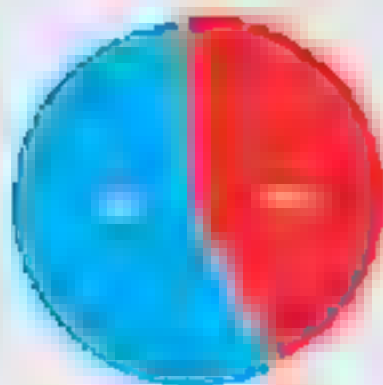
Grafik Pengunjung  
Visitors







The Company's 2007 operational performance has shown a significant increase. From the recreational sector, it enjoyed the visits of 13.4 million visitors while the figure for 2006 was only 12.4 million.

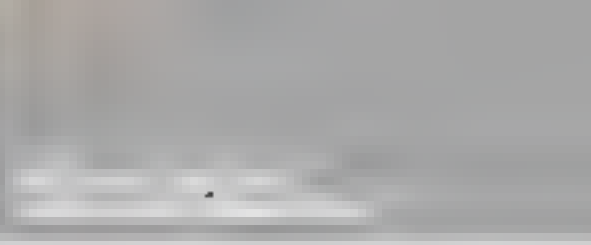


#### Composition Revenue

- 66% revenue to sector recreation & resort
- 34% property property

## BIDANG USAHA

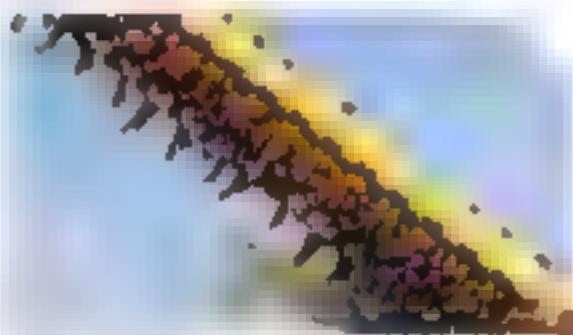




## A. Kolam Renang dan Pantai

### Atlantis Water Adventure

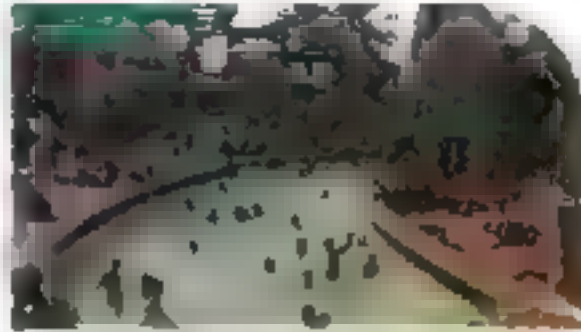
Wahana yang sebelumnya bernama Gelanggang Renang ini adalah taman rekreasi air yang juga berfungsi sebagai sportsrecreation kelas 5 (lima) Hektar dan diberi nama baru Atlantis Water Adventure. Lahan yang sudah dikembangkan mencapai 80% dan telah dilengkapi Kolam Arus, Kolam Ombak, Kolam Tanding, Luncur Spiral, Luncur Riam Jeram, Kolam Angsa, serta Pasir Putih Pelangi I dan Pelangi II.



### Dunia Fantasi

Dufan (Dunia Fantasi) berdiri sejak tahun 1984 telah memiliki 8 kawasan yaitu Indonesia, Jepang, Asia, Eropa, Amerika, Yurand, Fantasy dan Belanda. Kini serta 38 wahana di dalamnya termasuk wahana baru 'Tornado'. Dufan merupakan pusat hiburan teraktif terbesar di tanah air yang telah memperoleh sertifikasi ISO (International Standard Organization) 9001-2000.

## A. Recreation & Resort Sector



### Atlantis Water Adventure

This center of attraction, previously called Gelanggang Renang (Swimming Area), has now turned into a 5-hectare recreational area bearing a new name Atlantis Water Adventure. 80% of the available land has been developed on which water recreational attractions such as Kolam Arus, Kolam Ombak, Tanding, Luncur Spiral, Luncur Riam Jeram, Kolam Angsa, and Pasir Putih Pelangi I and Pelangi II are made available.

### Dunia Fantasi

Dufan, the popular name for Dunia Fantasi, is the biggest theme amusement park in Indonesia and has received ISO certificate (International Standard Organization) 9001:2000. Established in 1984, Dufan is divided into 8 zones, namely Indonesia, Japan, Asia, Europe, America, Greece, Legend and Fantasy Island along with 38 attractions in it. A new ride, called Tornado, was introduced in 2007.







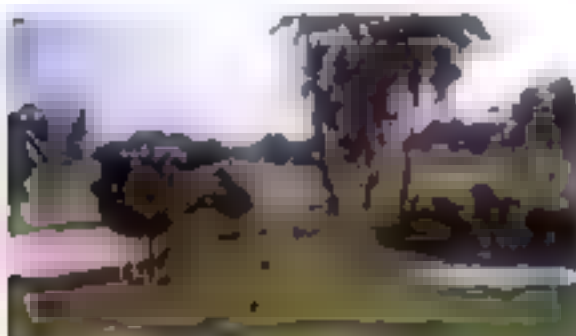
#### **Samudra**

Samudra merupakan julukan baru bagi Gelanggang Samudra yang menjadi sarana edukasi bagi pengunjung. Penambahan nama baru ini berkaitan dengan penambahan dan penambahan wahana. Samudra memiliki museum yang menyajikan informasi, edukasi, konservasi satwa, serta penelitian dan penelitian biota laut. Di dalamnya terdapat pameran Dolphin, Beluga & Sea Lion Show, Theatre 4 D, dan pameran

Source: Google

#### **Samudra**

Samudra, the new name for Gelanggang Samudra, has become a unique entertainment facility for the visitors. The new name was an affirmation as its renovated facilities and added rides. Samudra has an aquarium which shows entertainment, animal conservation and education and research of marine life. There are also New Dolphin and Sea Lion Show, 4D Theatre, Bird Show and sea mammal show.



#### **Padang Golf Ancol**

Padang Golf "Paradise Golf Fair" adalah lapangan golf pantai bertaraf internasional pertama di Indonesia. Memiliki 18 holes dengan luas 33 Hektar, padang golf ini dilengkapi dengan pro shop, executive room, ruang rapat dan restoran. Aksesnya yang mudah dijangkau menjadi keunggulan padang golf ini.

#### **Sea World**

Akvarium air laut pertama dan terbesar di Indonesia yang berdiri di atas lahan seluas 2 hektar yang memiliki sejumlah wahana dan fasilitas, antara lain Teaterwings Aquarium, Kolam

#### **Padang Golf Ancol**

Executive Golf Fair becomes Padomank's first international beach golf course. Equipped with 18 holes in the area of 33 hectares, the golf course is supported with a pro-shop, an executive room, a meeting hall and restaurant. The easy access to the golf course is one of the course's advantageous points.



#### **Sea World**

This is the first and the biggest underwater aquarium in Indonesia. Situated in an area of three hectares, Sea World has some water attractions and facilities such as Aquarium Tunnel, Sea Friends' Pool, Main



Sahabat Lantai, Rumah Ubatan, Museum Fendak Lantai, Giftshop, Theater Sea World Indonesia, Lobi untuk pameran dan loket Koral Sialit. Sea World merupakan unit usaha hasil kerjasama dalam bentuk Build-Operate-Transfer (BOT) bersama dengan PT Lusa Tropika Nusantara.



#### Jaya Bowling

Arena ini disediakan bagi pemandu disamping bowling. Memiliki 60 lintasan bowling, Jaya Bowling juga dilengkapi dengan pro shop, restoran, pusat game, dan brand center. Jaya Bowling dikelola oleh PT Jaya Bowling Indonesia.

#### Hadid

Hadid adalah klub eksklusif bertaraf internasional yang dilengkapi dengan restoran yang menyediakan 1.000 kursi, arena disamping dan hiburan. Hadid dikelola oleh PT Pribadi Sporting Amusement and Tourism Corporation yang bekerja sama dengan PT Sarna Ria.

#### Gondola

Sky Lift (gondola) merupakan kereta gantung yang menghubungkan tempat wisata satu dengan lainnya di Ancol. Gondola Ancol mempunyai 37 buah gondola dengan kapasitas enam orang dan 3 (tiga) stasiun pemberhentian, terbentang sepanjang kurang lebih 2,4 km dari Pantai Festival hingga area parkir Atlantis dan Pexar Bent. Gondola Anco. merupakan unit usaha hasil kerjasama Ancol dengan PT Karsa Surya Indonesia (KSI).



Food, Fendak Lantai Restaurant, Gift Shop, Sea World Theater Indonesia, Exhibition Hall and Lantai Sialit Incubator. Sea World is a Build-Operate-Transfer project made between the Company and PT Lusa Tropika Nusantara.

#### Jaya Bowling

Bowling lovers can enjoy the 60-lane bowling facility available. Apart from its function as bowling coaching facility, Jaya Bowling is also equipped with a pro shop, restaurant, a game center and a buffet center.

#### Hadid

Hadid is an international exclusive club with a 3000-seat restaurant, along with sports and entertainment facilities. Hadid is managed by PT Pribadi Sporting Amusement and Tourism Corporation in collaboration with PT Sarna Ria.

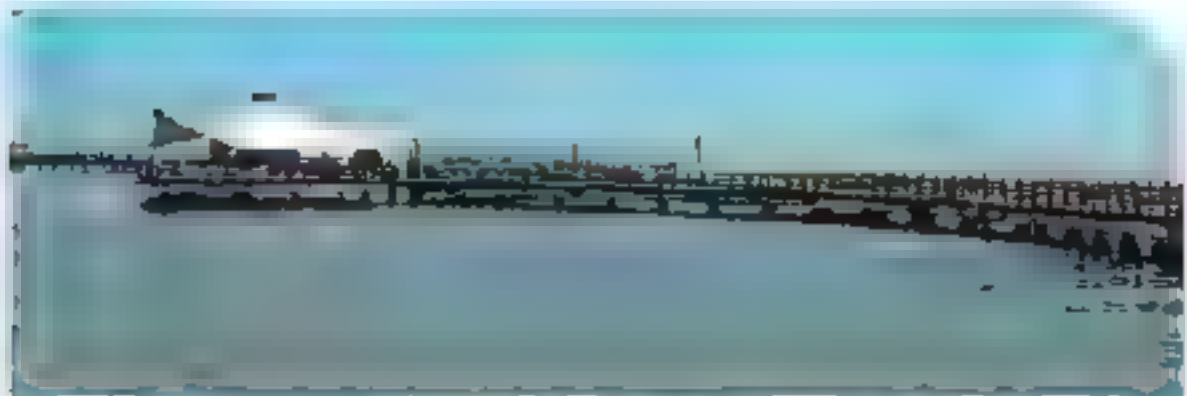
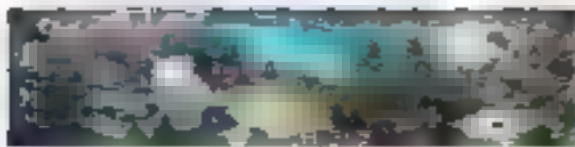


#### Gondola

Sky Lift known as Gondola Ancol. is a cable car system that connects one object to others in Ancol. The Gondola Ancol has 37 cars, each carrying six passengers. The line stretches about 2.4 km with three stops from Pantai Festival to Atlantis parking area and the Art Market. Gondola Ancol is a joint operation between Ancol and PT Karsa Surya Indonesia (KSI).







#### **Taman dan Pantai**

Taman dan pantai didukung berbagai fasilitas wisata bahari, seperti pemancingan air laut, kolam renang, olahraga pantai, olahraga pantai, dan permainan anak di Pantai Karnava dan Pantai Pantai, serta Ice-World yang menampilkan wahana ice carving.



#### **Restoran**

Wisata kuliner telah menjadi salah satu destinasi pengunjung Ancol antara lain Jimbaran Rento dengan hidangan sea food khas Bali, Bender Jakarta yang menawarkan Asian Sea Food, Backstage dan Segura Rento dengan pilihan makanan internasional, Starbucks Coffee, Mc Donalds, A&W serta Columbus Fried Chicken, dan lain-lain.

#### **Pasar Seni**

Pasar Seni yang menjadi pusat kreasi dan kreativitas, memiliki panggung pertunjukan

menjadi wadah berkreasi seniman-seniman berbakat sekaligus tempat memamerkan karyanya and menjual. Pasar seni merupakan bukti bahwa Ancol peduli terhadap kreasi dan

#### **Park and Beach**

The Park and Beach offer superior tourism facilities such as ice water pool, beach recreation, beach sports, and beach view area large at the Carnival Beach and Festival Beach. It is also the home for the Ice-World attraction where visitors can enjoy the ice-carving experience.

#### **Culinary Tourism**

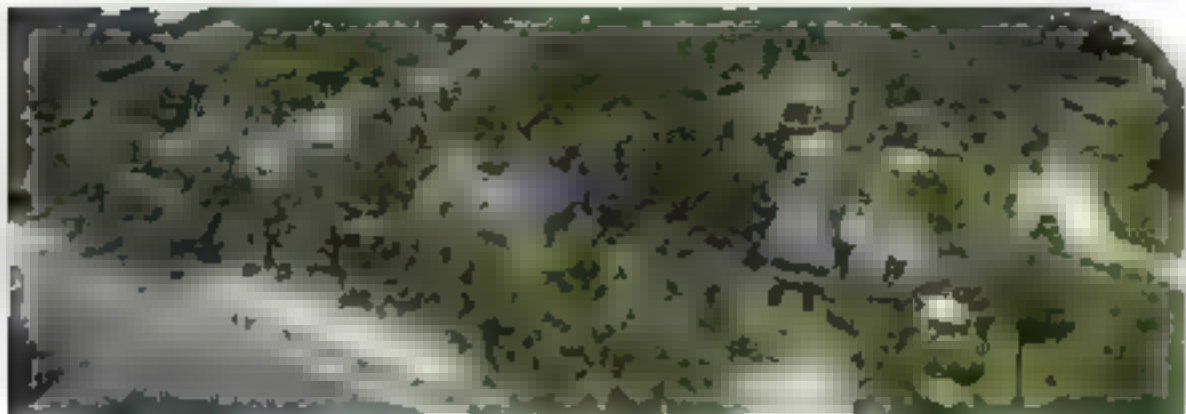
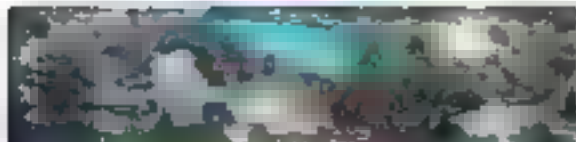
In Ancol, people can indulge themselves at Jimbaran Rento which serves traditional Balinese cuisine, Bender Jakarta Rento which offers Asian Sea Food, Backstage and Segura Rento that serve international food, Starbucks Coffee, Columbus Fried Chicken, McDonalds, A&W and many others.

#### **Art Market**

The Art Market that has become a center for handicrafts and artworks is equipped with an open stage, planet and souvenir shops. The Art Market has been a center where talented artists work and sell their products. This is a proof that PT Pondok Indah Jaya Ancol, Tbk is interested with art and its artists.



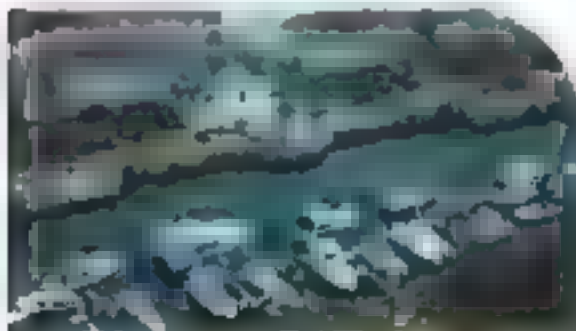




## B. Pulau Rauru

### Pulau Duryung

Mempunyai cottage tepi pantai bergaya kontemporer. Memiliki 133 kamar, Pulau Duryung juga dilengkapi ruang meeting, ruang rapat, dan kolam renang tepi pantai. Selain itu Pulau Duryung menawarkan fasilitas kolam renang, tenis meja, lapangan tenis, area lapangan voli pantai.



### Marina

Pelabuhan speed boat dan yacht yang dilengkapi dengan dermaga, marina band, pompa bahan bakar minyak, dermaga bongkar muat, area parkir, wisata dan olahraga bahari.

### Pulau Bidaderi

Pulau Bidaderi masuk dalam kawasan Kabupaten Kepulauan Seribu yang bisa dijangkau 20 menit dari Marina Ancol dengan menggunakan speedboat. Memiliki 27 cottage dengan 50 kamar tidur, Pulau Bidaderi dilengkapi dengan semua olahraga, dua area bermain, restoran, bar dan toko cendera mata. Pulau Bidaderi terdistribusi oleh anak perusahaan PT Sen Borneo Indonesia.

## C. Pulau Rauru

### Pulau Duryung

Pulau Duryung is the home of contemporary beach cottages. With the total number of 133 rooms, Pulau Duryung is equipped with a function hall, a meeting room and beach party yard. Apart from that, Pulau Duryung also offers sports facilities such as a swimming pool, table tennis, tennis and beach volleyball courts.

### Marina

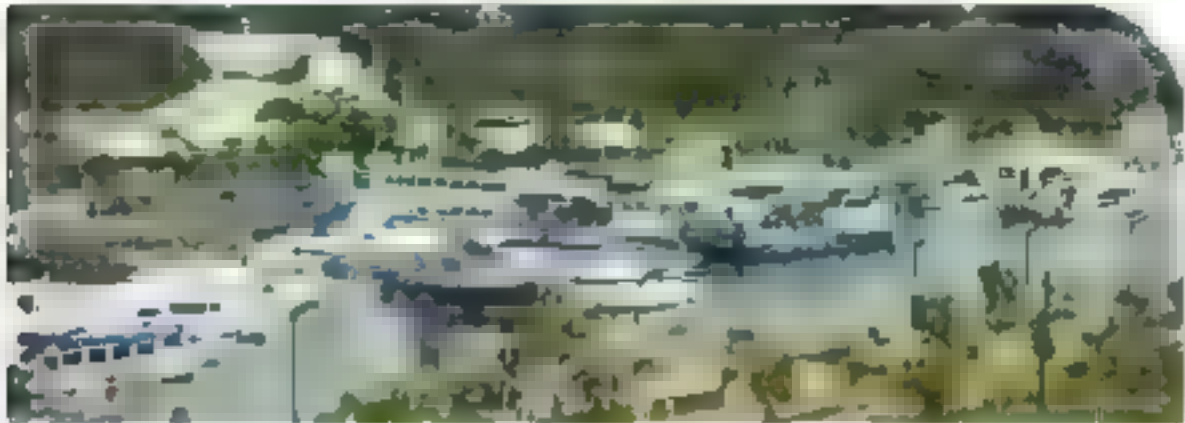
This is a wharf for speed boat and yacht which is furnished with pier, a marina band, a fuel station, loading pier, a kiosk and tennis court and various sports facilities.

### Pulau Bidaderi

Pulau Bidaderi (Bidaderi Island) is a part of the Thousand Islands Regency which can be reached in only 20 minutes from Marina Ancol in a speedboat. Having 27 cottages with 50 rooms, Pulau Bidaderi is accompanied with sports facilities, two function halls, a restaurant, a bar and a souvenir shop. Pulau Bidaderi is managed by the Company's subsidiary, PT Sen Borneo Indonesia.







### C. Bidang Perumahan

#### **Marina Coast Royal Residence**

Kawasan perumahan eksklusif dengan panorama partial yang terletak di Ancol Barat, dikelas dengan price premium, area yang mudah ke jalan tol dalam kota, akses keamanan terintegrasi sepanjang 24 jam serta hanya 20 menit ke Kepulauan Seribu. Selain itu ada Fasilitas Marina perumahan untuk kelas menengah yang dikembangkan dengan kerja sama dengan pihak luar perusahaan.



#### **Puri Jemberan**

Memiliki konsep serupa dengan Puri Jemberan I, Puri Jemberan II menawarkan dengan luas lahan yang relatif lebih kecil antara 360 m2 sampai dengan 1.125 m2. Puri Jemberan II yang juga terletak di Ancol Timur terdiri dari 130 unit rumah dan 92 unit town house.

#### **Puri Nusa Dua**

Kawasan perumahan eksklusif seluas 1,8 Hektar dengan panorama partial berlokasi di Ancol Barat. Dilengkapi dengan fasilitas kolam renang, lapangan tenis, fitness center, restoran, laundry dan spotik, membuat Puri Nusa Dua menjadi hunian yang lengkap.

### C. Residential Sector

#### **Marina Coast Royal Residence**

An exclusive and luxurious residential area with a peak beach panorama, Marina Coast Royal Residence is situated in West Ancol which is very far from business centers with easy access to city's toll road. This residential area is backed up by an integrated 24-hour security system and it takes only 20 minutes to sail to Thousand Islands (Kepulauan Seribu). There is also Marina Marina, a middle-class housing was developed in cooperation with a developer outside the Company.

#### **Puri Jemberan**

Benefiting from the same concept as Puri Jemberan I, Puri Jemberan II offers relatively smaller land allotments that is from 360 m2 to 1 125 m2. Puri Jemberan II which is located in East Ancol is divided in 130 units and 92 units town house.



#### **Puri Nusa Dua**

This is a 1.8-hectare exclusive residential area with a beach view and is situated in West Ancol. It is equipped with a swimming facility, tennis courts, a fitness center, restaurants, laundry, pharmacy, making Puri Nusa Dua compact residential area.



#### **Tugu Permai**

Berlokasi di dekat Kelapa Gading, Tugu Permai menjadi perumahan yang sudah di akses dari pusat kota dan pusat bisnis yang sesuai dengan karakteristik pasar kelas menengah.



#### **D. Bidang Perkantoran dan Ruang Usaha**

##### **Capital Court**

Merupakan kawasan perkantoran tertingggi yang dilengkapi dengan fasilitas keamanan terpadu dan transportasi yang mudah serta memiliki pemandangan laut yang indah.



##### **Ruko Mahkota Ancol**

Kompleks Ruko seluas 1,4 Hektar yang berlokasi di Pademangan, Jakarta Utara terdiri dari 222 unit ruko, masing-masing dengan tiga setengah lantai. Lokasinya berdekatan dengan pusat perbelanjaan Mangga Dua dan akses jalan tol dalam kota.

#### **Tugu Permai**

*Located near Kelapa Gading, Tugu Permai is a residential area with easy access to city centre and business centre. This residential is truly suitable for middle-class market's characteristics.*

#### **D. Office and Business Space Sector**

##### **Capital Court**

*This integrated office building area is furnished with an integrated security facility, easy transport and a breathtaking sea view.*



##### **Ruko Mahkota Ancol**

*This 1.4-hectare house-shop complex located in Pademangan offers 222 units of three-and-half-floor house-shops. It is close to Mangga Dua shopping center and has a quick access to city's toll road.*

## Analisis dan Pembahasan Manajemen Management Analysis and Discussion







## Analisis dan Pembahasan Manajemen

Kinerja operasional Perusahaan pada tahun 2007 menunjukkan peningkatan signifikan seperti yang ditunjukkan pada kinerja keuangan di bawah ini.

### Kinerja Keuangan

#### a. Pendapatan Usaha

Rekomendasi peningkatan pendapatan terutama dari Sektor Rekreasi dan Asean, dan Penjualan Properti yang terjadi sejak tahun 2001, bisa ditrasnkan pula pada tahun 2007. Pada tahun ini Perseroan membiatkan penjualan dan pendapatan sebesar Rp763.086 miliar, meningkat 15% jika dibandingkan tahun 2006 yang mencapai Rp654.969 miliar. Salah satu pemicu kenaikan pendapatan adalah peningkatan jumlah pengunjung Ancol yang pada tahun 2007 mencapai angka 19,4 juta, meningkat 1 juta pengunjung dibanding tahun 2006.



Berdasar segmen usaha, pada tahun 2007 sektor rekreasi atau pariwisata tetap menjadi penyumbang terbesar penjualan dan pendapatan, yakni sebesar Rp477.025 miliar. Angka ini lebih tinggi dibanding pencapaian penjualan tahun 2006 sebesar Rp415.275 miliar. Sumbangan terbesar diperoleh dari destinasi wahana wisata yakni Rp267.806 miliar pada tahun 2007, meningkat dibandingkan tahun 2006 yang menyumbangkan pendapatan hanya Rp217.598 miliar. Tercatat di pintu gerbang tahun 2007 mencatat penjualan sebesar Rp130.608 miliar, sementara pendapatan di tahun 2006 sebesar Rp121.961 miliar.

## Management Analysis and Discussion

The 2007 operational performance shows significant improvement as evidenced in the financial performance below.

### Financial Performance

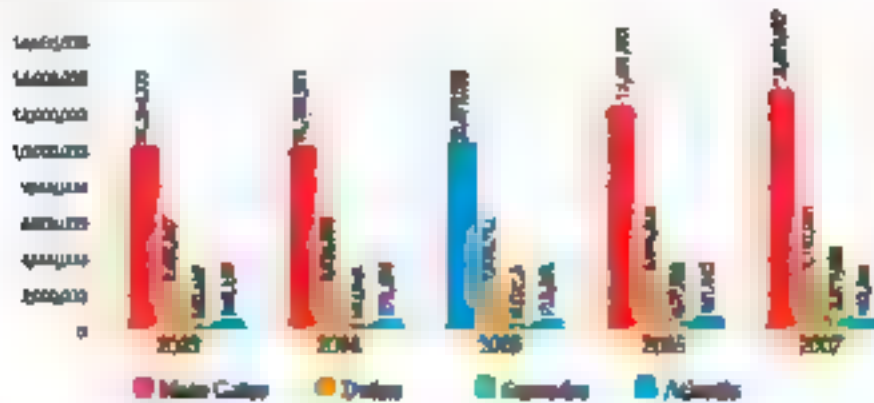
#### a. Operational Revenue

Since 2001, The Company's operational revenue has shown a tendency of increase especially from the recreation/leisure and property sectors. In 2007 the Company posted the sales revenue of Rp763.086 billion, which is a 15% increase compared to that of 2006 which equaled Rp654.969 billion. The increase, among others, is attributed to the rise in Ancol's visitor's number which reached the figure of 19.4 million in 2007, an outlier of 1 million visitors compared to that of 2006.

Based on operation segments, it can be seen that in 2007 recreation and tourism sector remains the largest contributor to sales and revenue amounting to Rp477.025 billion. This is higher than that of 2006 which was Rp415.275 billion. The biggest contribution was obtained from the tourism centres of attractions amounting to Rp267.806 in 2007, an increase compared to that in 2006 which booked an revenue of Rp217.598 billion. Admission fees collected at the main gate in 2007 recorded a sales figure of Rp130.608 billion, increasing from that of 2006 which was only Rp



Jumlah Penjualan / Number of Sales



Segmen Real Estate pada tahun 2007 mencatat angka penjualan dan pendapatan, sebesar Rp 265.880 miliar, lebih tinggi dibanding tahun 2006 sebesar Rp 237,149 miliar.

The Real Estate Segment in 2007 recorded a sales and revenue of Rp265.880 billion, which is higher than that of 2006 which was Rp237.149 billion.

Sementara itu segmen Perdagangan dan Jasa pada tahun 2007 menyumbang penjualan dan pendapatan sebesar Rp 26.686 miliar. Sedangkan pada tahun 2006 segmen ini menyumbang angka penjualan dan pendapatan sebesar Rp 19.641 miliar.

In 2007, the Trading and Service segment contributed to sales and revenue in the amount of Rp26.686 billion, meanwhile in 2006 the segment contributed Rp19.641 billion.

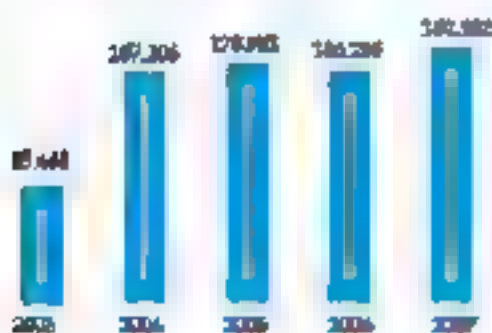
#### b. Laba Usaha

Dari pencapaian angka penjualan sebesar Rp 768,086 miliar, perusahaan berhasil mencatat laba usaha/operasional sebesar Rp 180,962 miliar. Laba operasional ini lebih tinggi dari pada tahun 2006 yang sebesar Rp 166,286 miliar.

#### b. Operational Profit

From the total revenue of Rp 768.086 billion, The Company managed to gain a operational profit of Rp180.962 billion. This is higher than that of 2006 which was only Rp 166.286 billion.

Laba Usaha / Operational Profit



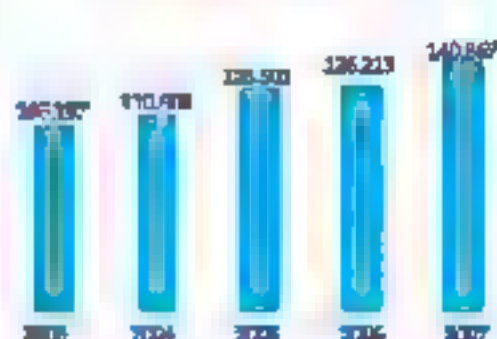
#### c. Net Profit

The Company booked a net profit of Rp 140.867 billion in 2007, compared to that of 126.213 billion in 2006. Profit per share increased from Rp 79 in 2006 to Rp 80 in 2007.

#### c. Laba Bersih

Labu bersih yang dibukukan pada tahun 2007 sebesar Rp 140.867 miliar dibanding Rp 126.213 miliar pada tahun 2006. Laba per saham naik dari Rp 79,- (2006) menjadi Rp 80,- (2007)

Laba Bersih / Net Profit





#### d. Imbalan Kepada Pemegang Saham (Return on Equity/ROE)

ROE adalah ukuran untuk melihat kemampuan perusahaan dalam memberikan imbalan investasi kepada pemegang saham keseluruhan. Imbalan ini dihitung dengan cara : laba setelah pajak dibanding modal sendiri  $\times 100\%$ . ROE tahun 2007 tercatat sebesar 17,31% dibanding tahun 2006 yang sebesar 17,48%.

#### e. Imbalan Investasi (Return on Investment/ROI)

ROI adalah imbalan investasi yang diberikan perusahaan kepada para investor. ROI dihitung dengan cara : (laba bersih + penyusutan, laba aktif - pendapatan)  $\times 100\%$ . ROI tahun 2007 adalah sebesar 11,08% dibanding ROI tahun 2006 sebesar 13,15%.

#### f. Rasio Lancar (Current Ratio/CR)

CR adalah ukuran kemampuan perusahaan untuk membayar utang lancar dengan aktiva yang bisa dikonversikan dalam waktu yang relatif singkat. CR dihitung dari dengan cara : (aktiva lancar, hutang lancar). Rasio Lancar tahun 2007 sebesar 2,06 X dibanding Rasio Lancar tahun 2006 sebesar 2,36 X.

#### Kebijakan Dividen

Pendapatan bersih yang diterima perusahaan senantiasa dibagikan untuk dividen. Sejak tahun 2002, perusahaan tidak pernah membagikan dividen di bawah 30% dari laba bersih.

#### d. Return on Equity (ROE)

ROE is the standard used to see the Company's ability of investment return to the shareholders. The return is calculated from profit after tax compared to the Company's equity  $\times 100\%$ . 2007 ROE was 17.31% which was a slight decline compared to that in 2006 which was 17.48%.

#### e. Return On Investment (ROI)

ROI is the investment return paid by the Company to the investors. ROI is calculated this way (Net profit + Depreciation : Total Asset : Expenses)  $\times 100\%$ . The Company's 2007 ROI was 11.08%, compared to that of 2006 which was 13.15 %.

#### f. Current Ratio

Current Ratio is the standard used to see the Company's ability to settle current liabilities using the short term cash converted asset. Current Ratio is calculated this way (current asset : current liabilities)  $\times 100\%$ . The Company's 2007 current ratio was 2.06 X, compared to that of 2006 which was 2.36 X.

#### Dividend Policy

Net revenue that the Company gets is allowed for dividends. Since 2002, the Company has never paid dividends of less than 30% of the net profit.

Kebijakan Dividen / Dividend Policy







#### Saham PIAA DI BEJ Tahun 2007

Harga saham PT Pembangunan Jaya Ancol Tbk. (berkode PIAA, di Bursa Efek Jakarta meningkat dari Rp 1.020,- per lembar pada akhir tahun 2006 menjadi Rp 1.100 pada penutupan perdagangan 30 Desember 2007.

Harga Saham Tertinggi  
Tanggal 22 Mei 2007  
Rp1.390,-

Harga Saham Terendah :  
Tanggal 12 Januari 2007  
Rp910,-

*2007 PIAA'S Shares at The Jakarta Stock Exchange  
Share price value of PT Pembangunan Jaya Ancol Tbk (code PIAA) in the Jakarta Stock Exchange increased from Rp 1,020 per share in the end of year 2006 to Rp 1,100 per share at the trading summary on 30 December 2007.*

Highest Share Price  
On May 22, 2007  
Rp1,390

Lowest Share Price :  
On January 12, 2007  
Rp910



Untuk mendukung penguatan pendanaan, Perseroan menerbitkan Obligasi i Jaya Ancol sebesar Rp 200 miliar yang terbagi dalam Obligasi Seri A dan Obligasi Seri B. Obligasi Seri A ditawarkan dengan nilai nominal sebesar Rp100 miliar dengan tingkat suku bunga tetap 9,975% per tahun dengan jangka waktu 3 tahun terhitung sejak tanggal emisi (27 Juni 2007). Sementara Seri B ditawarkan dengan nilai nominal sebesar Rp120 miliar dengan tingkat suku bunga tetap sebesar 10,4% dengan jangka waktu 5 tahun terhitung sejak tanggal emisi (27 Juni 2007).

Perseroan juga mendapatkan peringkat *A+* (*stable outlook*) dari Lembaga Penilai PT Pemeringkat Efek Indonesia (Pefindo).

Secara umum, pertumbuhan kinerja keuangan ini tak terlepas dari sejumlah keunggulan kompetitif Perseroan, yakni:

- lokasi panggir pantai yang unik,
- lokasi strategis dan mudah dijangkau,

*To strengthen the Company's financial support, it issued 'Obligasi (Bond) i Jaya Ancol' in a value of Rp200 billion which was divided into Serial A and Serial B. The 'Obligasi Serial A' was offered in a nominal value of Rp100 billion with the fixed interest rate of 9.975% per annum with a term of 3 years effective from the underwriting date (June 27, 2007). Meanwhile, the 'Serial B' was offered in a nominal value of Rp120 billion with the fixed interest rate of 10.4% per annum with a term of 5 years effective from the underwriting date (June 27, 2007).*

*The company also received rank *A+* (*stable outlook*) from Lembaga Penilai PT Pemeringkat Efek Indonesia (Pefindo).*

*Generally speaking, the Company's financial growth has been attributed to the following advantages:*

- *unique coastal location;*
- *strategic location with easy access, especially when it is included in the integrated*



bertanggung jawab bagian pelayanan  
bertanggung jawab Bureay Tamsukarna.

- diversifikasi bisnis yang saling mendukung.
- jasa usaha yang terintegrasi dalam satu kawasan, sektor, pasar dan properti.
- potensi lahan yang cukup besar.
- tersedianya lahan yang akan untuk pengembangan pertukaran ekspor.
- Rekreasi dipandang sebagai suatu kebutuhan masyarakat (life style).
- Perumahan baru akan masuk ke pasar bisnis suburban yang sejajar Ancol.

Selain itu, PT Pembangunan Jaya Ancol Tbk. sejauh ini memang sudah sangat banyak mempunyai peran sebagai salah satu anggota pemerintah maupun perusahaan yang akan tumbuh. Melalui Ancol Sportscenter XII, strategi pertumbuhan Perusahaan diharapkan untuk terus memajukan berbagai pembangunan agar Ancol bisa tampil sebagai pemain utama di industri pariwisata di Asia Tenggara. Kita harus terus ada, perubahan ke arah yang lebih baik."

Untuk itulah, Annel telah bersepakat melakukan berbagai pertunjukan di sekitar-sisi panggung. Di bidang rekreasional akan dilaksanakan pertunjukan faditas wicara dengan menggunakan kostum baru di suasana wahana yang sudah ada. Selain itu, tentunya baru itu adalah sebuah pertunjukan tradisional (culture show) dari setiap provinsi di tanah air yang akan digelar di setiap akhir pekan. Untuk mendukung culture show tersebut, Annel menyediakan transportasi antar-jemput.

Perubahan juga dilakukan di bidang properti dengan memaksimalkan pemanfaatan lahan. Selain di peryayasan pariwisata korpus rumah lingkungan dan rumah sosial. Pengembangan konsep ini menjadi sangat karena Perumahan sangat berpengaruh dalam mencapai tujuan mikro, meso dan properti di pada. Kemungkinan ini tentu saja juga membawa nilai positif bagi para pemangku sehati. Melalui strategi yang berorientasi perubahan ke arah yang lebih baik, Perumahan yakin akan menjadi perumahan mikro, meso dan properti budaya dan keahli di kawasan Asia Tenggara.

### Transcatheter Stenting system:

- Supporting off-related business;
- Integrated business is a single area for recreation, resort and property;
- Unimproved landbank potential by means of recreation; and
- Availability of ample land for organization of outdoor shows.
- The fact that recreation is increasingly regard as *leisure*.
- The fact that it is difficult for nonconsumers to participate from large recreation business like *Amusement*.

Apart from that, PT Pombongcento says Ansat, Tbk has so far been successful in maintaining the shareholders' trust and therefore the Company keeps growing. Under Ansat Spectacular 2018, the Company's strategy for growth is focused more on improvement in all aspects so that Ansat may move on a major stage in South East Asia's tourism industry. Our blueprint is 'change toward a better condition'.

For that reason, Aneel is now ready for more changes on the ground sector. In the recreation sector, services other than the prime attraction will be added by offering new contents. One of the new contents is traditional dance shows (culture shows) from each province in Indonesia which will perform the on weekends. In support to the program, Aneel provides free pick-up service from and to the hotel where tourists stay.

Some changes have also been made in the property sector by orientating the use of tourist land both benefiting from environmental and social friendly concepts. The concept development has become distinctive owing to the fact that the Company has attained considerable experience in managing business of recreation, resort and property. This distinctive feature will of course serve to deliver positive value to the shareholders. Through this well-rounded oriented strategy, the Company is sure that over time it will become the biggest company in recreation, resort and property in Hong Kong.



## Manajemen Yang Sahih

### Dewan Komisaris

Dewan Komisaris adalah organ perusahaan yang bertugas melakukan pengawasan dan memberikan nasihat kepada direksi dalam menjalankan perusahaan. Dewan Komisaris Perseroan saham ini lebih menekankan fungsi dan tugasnya secara kolektif.

Kemampuan dan Masa Jabatan Dewan Komisaris Sesuai dengan ketentuan Anggaran Dasar Perseroan, Dewan Komisaris terdiri dari paling sedikit 5 (lima) anggota, termasuk Komisaris Utama. Anggota Dewan Komisaris diangkat oleh Rapat Umum Pemegang Saham untuk masa jabatan tiga tahun yang dapat diangkat kembali secara berakumulasi masa jabatan. Rapat juga berhak memberhentikan anggota Dewan Komisaris sebelum masa jabatan berakhir jika anggota Dewan Komisaris dipandang tidak mampu menjalankan tugasnya atau bila melakukan pelanggaran sesuai dengan ketentuan Anggaran Dasar dan peraturan yang berlaku.

### Anggota Dewan Komisaris

Sejak pengantar branh mulai menjadi perusahaan publik, Dewan Komisaris terdiri dari lima orang, termasuk Komisaris Utama dan dua Komisaris Independen. Keputusan ini sesuai dengan surat Edaran Bapepam No. SE-03/PM/2008 dan Peraturan Bursa Efek Jakarta Nomor 1-A yang memisahkan perusahaan publik untuk memiliki Komisaris Independen independen-komersial 40% dari jabatan Dewan Komisaris. Peran dari Komisaris Independen sangat penting bagi perusahaan, tidak untuk mewakili kepentingan publik dalam urusan internal perusahaan. Salah satu Komisaris Independen juga bertindak sebagai Ketua Komite Audit.

### Rapat Dewan Komisaris

Dewan Komisaris menyelenggarakan rapat secara berkala sekurang-kurangnya sekali setiap dua bulan atau kapan saja dianggap perlu atau pertemuan darurat dan lebih anggota Komisaris. Pelaksanaan rapat dilakukan berdasarkan ketentuan Anggaran Dasar perseroan.

## Our Consolidated Management

### The Board of Commissioners

This is the Company organ which is responsible for supervision over and giving advice to the Board of Directors for the Company's smooth and acceptable operation. The Board of Commissioners has no far duty to act as a satisfactory way.

**Membership and Service of Commissioners**  
According to the Company's Articles of Association, the Board of Commissioners should consist of at least 5 (five) people including the President Commissioner. Members of the Board of Directors are appointed by the Meeting of Shareholders for a period of three years after which re-appointment can be made upon completion of the three years service. The meeting also reserves the right to terminate the Board of Commissioners earlier prior to its due term in the event it is deemed incapable of performing its duties or when found guilty of violating any regulations of the preceding Articles of Association.

Members of the Board of Commissioners Since the time for Company into publicly listed, the Board of Commissioners has consisted of 5 people, including the President Commissioner and two Independent Commissioners. The corporation complies with the Circulation of Board for Stock Exchange Administration no SE.03/PM/2008 and the Jakarta Stock Exchange Regulations number 1 A which require any public listed company to have Independent Commissioners of at least 40% of the number of members of the Board of Commissioners. The role of Independent Commissioner is crucial to the Company, namely to represent public's interest in supervising the company's operation.

### Board of Commissioners' Meeting

The Board of Commissioners will a meeting of at least once in two months or at any time when deemed necessary or upon request of one or more members of the Board of Commissioners. Meeting organization shall refer to the terms and condition set forth in the Company's Articles of Association.





#### **Dewan Direksi**

Dewan Direksi bertanggung jawab penuh atas pengelolaan perusahaan untuk kepentingan dan tujuan perusahaan serta mewakili perusahaan baik di dalam maupun di luar pengadilan sesuai ketentuan Anggaran Dasar.

**Kemungkinan dan Masa Jabatan Dewan Direksi**  
Sesuai dengan ketentuan Anggaran Dasar Perseroan, Dewan Direksi terdiri dari paling sedikit 3 (tiga) anggota termasuk seorang Direktur Utama. Anggota Dewan Direksi diangkat oleh Rapat Umum Pemegang Saham (RUPS) untuk masa jabatan tiga tahun yang dapat diangkat kembali setelah berakhirnya masa jabatan tersebut. RUPS juga berhak memberhentikan anggota Direksi sebelum masa jabatan berakhir jika anggota Direksi dipandang tidak mampu menjalankan tugasnya atau melakukan pelanggaran sesuai dengan ketentuan Anggaran Dasar dan peraturan yang berlaku.

#### **Rapat Dewan Direksi**

Dewan Direksi menyelenggarakan rapat rutin bulanan-kurangnyalah sekali dalam seminggu atau kapan saja bilamana dipandang perlu atau permintaan seorang atau lebih anggota Direksi yang pelaksanaannya dilakukan berdasarkan ketentuan Anggaran Dasar Awal.

#### **The Board of Directors**

The Board of Directors is accountable for full management of the Company for the interests, purposes and goals of the Company, and serves to represent the Company with regards to matters involving with legal matters according the terms and conditions set forth in the Articles of Association.

**Membership and Service of Directors**  
By virtue of the Company's Articles of Association, the Board of Directors shall consist of 3 (three) members including the President Director. Members of the Board of Directors are appointed by the General Meeting of Shareholders for a period of three years after which re-appointments can be made upon completion the three years service. The meeting reserves the right to terminate members of Board of Directors prior to its due term in the event it is deemed incapable of performing its duties or when found guilty of violating any stipulations of the prevailing Articles of Association.

#### **Board of Directors' Meeting**

The Board of Directors calls a weekly meeting or at any time when deemed necessary or upon request of one or more members of the Board of Directors. Meeting organization shall refer to the terms and condition set forth in the Company's Articles of Association.



## **Sumber Daya Manusia**

**Meningkatkan Kualitas Sumber daya**  
Sejak lama Perseroan telah menerapkan sistem *Competency-Based Human Resource Management*. Sistem ini digunakan sebagai dasar dalam setiap pengambilan keputusan yang menyangkut sumber daya manusia, seperti rekrutasi dan seleksi karyawan; pembelajaran dan pengembangan; perencanaan karir dan sebagainya. Bg. Perseroan, *Indonesian Mining (SUD)* merupakan aset strategis yang sangat menentukan keberhasilan program transformasi bisnis yang sedang dijalankan oleh perusahaan. Karena itu, Bg. Perseroan tidak dapat melepaskan diri dari fisik sumber tapi juga dari aspek intelektualnya.

Unsur pengembangan SUD Perseroan menjadi bagian dari Aneel V years 2006-2010. Tujuan ini ditetapkan untuk mengoptimalkan produktivitas SUD sesuai tuntutan bisnis yang terus berkembang. Pengembangan berfokus khusus aspek ini diharapkan bisa mendorong faktor-faktor yang akan terus meningkatkan nilai perusahaan dalam jumlah yang signifikan.

Untuk memastikan agar setiap kontribusi karyawan mendapat penghargaan, Perseroan menerapkan sistem manajemen kinerja bagi seluruh karyawan. Sistem ini mengarahkan setiap karyawan membuat rencana kerja yang berkaitan dengan kontribusi bisnis untuk mencapai pencapaian rencana tersebut. Pada akhir tahun, kinerja karyawan dievaluasi dan hasilnya akan dijadikan dasar pemberian remunerasi dan pengembangan karir karyawan.

### **Pola Rekrutasi Karyawan**

Untuk mendapatkan karyawan berkualitas, Aneel menerapkan pola rekrutasi untuk pola *management trainee/MT*. Calon karyawan harus menjalani rangkaian proses rekrutasi mulai dari *screening*, *psychological test*, wawancara oleh HRD dan departemen yang membutuhkan, tes kesehatan (*medical test*), wawancara dengan direktur, penasterangan kontrak. Setelah itu karyawan akan mengikuti *training Aneel Executive Development Program (AEDP)* selama satu tahun. Setelahnya, *management trainee* akan dinilai dan dipertimbangkan untuk menjadi karyawan permanent.

## **Human Resource Management**

**Improving Human Resource Quality**  
The Company has long been engaged in implementation of *Competency-Based Human Resource Management*.

This system serves as a basis for each decision making related to human resource issues such as recruitment, selection, training and development, career planning and so on. To the Company, human resources constitute strategic asset that determines the business transformation program initiated by the Company. Therefore, our human resources program is not only addressed to human physical issues, rather to their intellectual aspects as well.

Aneel Vision 2006 – 2010 is one of the Company's efforts to spend for the development of human resources as response to the ever changing business demand. Such a human capital development is expected to deliver significant number of high cadres which meet the Company's core interest.

To make sure that each employee's contribution is adequately rewarded, the Company implements the so-called 'Performance Management Program' to all of the employees. Through the system, each employee is expected to come up with a work program to be discussed for better completion of the program. At the end of the year, each of the employee's performance is evaluated, result which will be used as the basis for remuneration and career development.

### **Employee's Recruitment System**

To ensure that only highly competent employees are hired, the Company has established recruitment system for its management trainee (MT). Each trainee must undergo a series of recruitment process starting from *screening*, *psychological test*, interview by HRD and user department, medical test, interview by the director, and signing of contract. Following this, the trainee will be included in the Aneel Executive Development Program (AEDP) for a year after which the trainee will be evaluated and considered for permanent employment.



### Key Performance Indicator

Key Performance Indicator (KPI) adalah parameter yang digunakan suatu perusahaan untuk menilai performa secara langsung dengan indikator yang telah ditentukan. Di Ancol, penerapan KPI mengacu pada target yang telah ditetapkan oleh pihak corporate dan departemen/unit di tempat kerja karyawan masing-masing.

### Promosi Karyawan

Promosi karyawan mengacu kepada penerapan KPI (dengan bobot 70%) dan kompetensi (dengan bobot 30%).

### Promosi dan Transfer

Promosi karyawan dilakukan dalam dua hal, yakni promosi golongan dan promosi jabatan. Promosi golongan dilakukan berdasarkan penilaian karyawan dan hasil assessment, sementara promosi jabatan dilakukan berdasarkan hasil assessment dan kebutuhan perusahaan. Mutasi karyawan mengacu pada dua hal, yakni karyawan sebagai *generalist* (*manajerial*) dan karyawan *specialist* (*profesional*).

### Kaderisasi

Menyediakan seluruh bagi point-point tertentu atau future leader dengan trahitorisasi program 'talent pool' atau program percepatan pengembangan karyawan dengan memilih karyawan yang memiliki kinerja dan hasil assessment yang baik (*star*). Karyawan-karyawan inilah yang nantinya akan diberikan *special assignment* dan akan menjadi pemimpin Ancol di masa depan.

### Training dan Workshop

Perseoran juga melibatkan karyawan dalam program pelatihan dan pendidikan yang bermanfaat untuk meningkatkan kompetensi karyawan. Sepanjang 2007 Perseoran telah menyelenggarakan 200 sesi pelatihan dan pendidikan yang melibatkan 2.071 karyawan. Dari angka ini diperoleh kesimpulan masing-masing karyawan mendapatkan 2,7 x pendidikan dan pelatihan per tahun. Dari segi rata-rata *morale* (orang/hari), pada tahun 2007 masing-masing karyawan (lingkat *staff*) memperoleh rata-rata pelatihan 8,8 hari, dan karyawan lingkak *non-staff* memperoleh 3,2 hari.

### Key Performance Indicator

Key Performance Indicator (KPI) serves as parameter to assess an employee's performance based on the designed indicators. At the Company, KPI refers to a target set up by the corporate or department/unit at the respective workplace.

### Employee Assessment

Employee's performance refers to their KPI level of achievement (with a score of 70%), and competence (30%).

### Promotion and Transfer

Employee's promotion is given in two ways, namely 'rank-based promotion' and 'position-based promotion'. The rank-based promotion is given on the basis of employee's assessment result, while the position-based promotion refers to employee's assessment and the Company's demand for position. Transfer of employee refers to two approaches, namely employee as a *generalist* (*managerial*) and as a *specialist* (*professional*).

### Cadre Coaching

Cadre coaching is undertaken in anticipation to succession of urban positions, and to prepare future leaders by applying the so called 'talent pool' in the 'program for employee's development acceleration where employees with high score of assessment are selected (*star* rated). The selected employees will take the special assignments and become Ancol's future leaders.

### Training and Workshops

The Company also requires that employees be included in training and workshop programs which will be beneficial for upgrading employee's competence. Through 2007, the Company organized 200 training and workshop sessions involving 2,071 employees. The figures suggest that each employee received 2.7 x pieces of training and workshop. From the average man-days point of view, each 'staff' employee got 8.8 days of training and workshop, while the non-staff got 3.2 days.





### **Efficiency**

Efficiency in human resource management is made in two ways, namely (1) shifting the Company's non-core business to outsourcing companies, and (2) replacing only 50% (separately) of the retired employees with new recruits.

### **Retirement**

The Company's retirement age is 55. However, early retirement is also offered to those aged 55 with a 10-year working tenure. Employees approaching the retirement age will be given special practical skill-based training such as agro business, bakery, entrepreneurship, and so on. The training is given for a period of one year prior to the actual retirement time.

### **The Company's Values**

The Company's management has set up Anzol Core Values that will become the foundation for the organization's corporate culture definition, namely:

- Integrity
- Bo-saja Bicara Berkeadilan
- Perilaku
- Berpikir Kreatif
- Terpanggil
- Tanggung Jawab

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- Integrity
- Sustainable Learning
- Caring
- Thinking Wild
- Commitment
- Responsibility

### **Workers' Union**

So far we have provided the employees of all levels with power prosperity. Yet, as a company that should comply with the state's regulations, the Company also gives wide opportunity and freedom to all the employees for unity by establishing PT Pembangunan Jaya Anzol Tbk Workers' Union. Anzol's Workers' Union which was established on 10 November 1999 has become a bridge that links the employees and the Company. The principle basis for the Workers' Union requires that better cooperation can be reached between the Company and the Employees.

The Workers' Union does not merely serve as a partner of the Company which demands for rights, rather as one of the "Company's marketing agent". In the future, the Workers' Union is committed to improvement of the Company's revenue. Under such a way, the Workers' Union's goal of having "Successful Company

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employees personnel that is about 1,000 and so far the bank has become a member of the Shariah Pillar.

#### **Human Resources Division**

##### **Human Resources**

This division is responsible for the management of human resources, including recruitment, training, and development of human resources. In 2007, this division has developed the program, namely the program of long-term and short-term training. The program of long-term training is the program of long-term training for the management of human resources, and the program of short-term training is the program of short-term training for the management of human resources. The program of long-term training is the program of long-term training for the management of human resources, and the program of short-term training is the program of short-term training for the management of human resources.

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with Prosperous Employer may be well suited. At the moment the Company is supported by 1,000 employees, and most of them are members of the Islamic Pillar.

#### **Dedicated Management Program**

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#### **Divisi Administrasi dan SDM**

Divisi Administrasi dan SDM bertugas melakukan optimalisasi biaya personal dan operasional expense selain bertugas melaksanakan berbagai-bagai urusan strategis SDM. Target utama dari divisi ini adalah mengubah budaya dan paradigma perusahaan yang merupakan bagian dari rencana strategis Perseroan di masa mendatang. Ada pun salah satu penerapannya adalah optimalisasi biaya personal dan operasional expense. Kepala Divisi Administrasi dan SDM adalah Agus Rochiyadi.

#### **Divisi Properti**

Sejumlah terobosan baru dilakukan oleh divisi ini sepanjang tahun 2007, antara lain dengan membangun produk-produk rumah dan melakukan pembelian Land Bank secara berkala-hubungan terus dengan dua prinsip dan Gubernur DKI Jakarta. Divisi ini juga sedang menyipkan unit perumahan di kawasan elit yang sudah di beach yang diaku secara mandiri. Terobosan tersebut sesuai dengan tugas utama Divisi Properti yaitu meningkatkan kualitas produk, mengembangkan produk baru dan mengoptimalkan unit manajemen. Kepala Divisi Properti adalah Arif Nugroho.

#### **Divisi Imaging**

Salah satu program Divisi Imaging bertitik utamanya secara berkelanjutan tempo tahun-tahun. Divisi ini bertanggungjawab untuk mengembangkan brand image dan model model usaha baru untuk di pasar lokal, nasional, regional dan internasional, dan standarisasi kualitas dan tampilan operasi. Kepala Divisi Imaging adalah Agustinus Teddy Darmanto.

#### **Divisi Sistem Pengawasan Internal**

Divisi ini melakukan pengembangan manajemen risiko, audit internal dan pengawasan penerapan Good Corporate Governance secara manual dan elektronik. Kepala Divisi Sistem Pengawasan Internal adalah Supriatno.

#### **Administrative and Human Resources Division**

This division is accountable for optimizing employee's cost and operational expenses in addition to implementing human resources strategic policies. This division's major target is to change the Company's culture and paradigm which will serve as part of the Company's future strategic plans. This division prunes to optimizing employee's cost and operational expenses Agus Rochiyadi is the Head of Administration and Human Resources Division.

#### **Property Division**

Some breakthroughs were made by this division through 2007, among others by building houses and apartments and undertaking mortgage redemption of house cost in accordance with the principle permit issued by the Governor of the Greater Jakarta Province. This division also constructed projects under planning by selling an estate under an independent financing system. The breakthroughs has been some of its major duties, namely improvement of product quality, development of estate management. Arif Nugroho leads the Division.

#### **Imagining Division**

Most of the programs of Imagining Division are multi-year and done in a sustainable way with no year base restriction. This division is responsible for development of commercial business and new utilities operation out of the home base, revitalization of the bank and Dugan and standardization of operation's quality and image. The head of this division is Agustinus Teddy Darmanto.

#### **Internal Control and Supervision**

This division is in charge of risk management development, internal audit, and improvement of Good Corporate Governance in an independent and objective way. The head of this division is Supriatno.

**TATA NUSILA PERHIMPATAN**  
**GOOD CORPORATE GOVERNANCE**





## **Tujuan Kode Etik Perusahaan**

Tujuan Perusahaan salah yang dikenal sebagai Good Corporate Governance (GCG) telah diterapkan dan menjadi bagian dari sistem kerja Perseroan. Hingga saat ini Perseroan tetap berkomitmen untuk menerapkan prinsip GCG dalam semua aktivitas bisnis sehari-hari secara berkelanjutan dan terus dikembangkan dari waktu ke waktu. Dengan komitmen kuat, Perseroan berupaya untuk memastikan agar prinsip GCG berjalan baik dan menjadi pedoman bagi pemegang saham, komisaris, dewan, karyawan dan stakeholder lain dalam menjalankan bisnis dan pasar sesuai dengan tanggung jawab masing-masing. Tujuan akhir dari GCG adalah peningkatan nilai bagi perusahaan melalui kinerja perusahaan yang berkelanjutan dengan cara rata dan bertanggung jawab.

Sejalan dengan semangat GCG, Perseroan juga telah menyusun Kode Etik Kerja (Code of Business Ethics), Kode Etik Kerja ini bertindak sebagai pedoman bagi diri kita dan seluruh karyawan dalam menjalankan tugas sesuai dengan etika nilai-nilai yang ada. Kode Etik Kerja juga mengatur perilaku, larsangan dan tindakan disiplin yang bisa dikenakan terhadap setiap pelanggaran ketentuan dan diatur dalam Peraturan Perusahaan.

## **Pasar Saham dan Perseroan**

Sebagai perusahaan publik, Perseroan berkomitmen dan berkeinginan untuk tunduk kepada hukum, peraturan dan regulasi khususnya pasar modal di mana saham dan obligasi perusahaan dicatatkan. Pelaksanaan GCG dilakukan oleh dua organ baru. Organ yang pertama terdiri atas Rapat Umum Pemegang Saham, Komisaris dan Direksi dan organ kedua terdiri atas Komite Independen, Corporate Secretary dan Komite Audit.

## **Transparansi dan Bertanggungjawab**

Untuk kredibilitas pada regulasi dan saling percaya perunggungan kepada publik dan pemilik saham, Perseroan membuat laporan keuangan secara berkala dan tepat waktu serta dipublikasikan melalui media cetak. Laporan ini meliputi Laporan Keuangan dan laporan-laporan yang berkaitan dengan kegiatan operasional Perseroan baik dalam bidang properti, asuransi, dan pasar modal.

## **Good Corporate Governance**

Good Corporate Governance (GCG) has been implemented and become the inseparable part of the Company's operation since since 1997 Up to the moment, the Company is still committed to implementation of GCG principles for all of its day-to-day activities. The GCG has been done in a sustainable way and will be continuously perfected from time to time. Under such strong commitment, the Company takes an active effort of ensuring that GCG implementation runs on the right track and becomes the guideline to the shareholders, commissioners, directors, employees and other stakeholders in preparing their respective roles and duties. The final goal of the GCG implementation is the creation of corporate value through the Company's sustainable performance in an ethical and accountable way.

In harmony with the spirit of GCG, the Company has compiled the Code of Business Ethics. This code serves as a guideline for the directors and all the employees for ethical and accountable work performance. The code requires proper, reasonable and extraordinary actions to be applied to those in violation of the code. The code is regulated under the Company's Regulations.

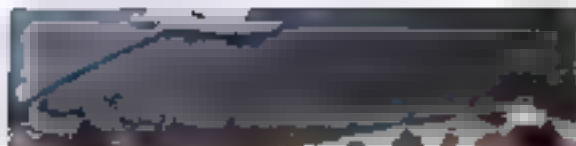
## **Compliance to Laws and Regulations**

As a public company, the Company is committed to and obliged to comply with laws and regulation, especially that in property and stock market where the corporate stock and bond are issued. Implementation of GCG for the Company is carried out by two big organs. The first organ consists of the General Meeting of Shareholders, Board of Commissioners and Board of Directors, and the second organ consists of Independent Commissioners, Corporate Secretary and the Audit Committee.

## **Transparent and Accountable**

To ensure compliance to regulations and to ensure accountability to the public and shareholders, the Company prepares regular and timely report. The reports consist of Financial Report to be submitted to the Board of Stock Market Administration and the Jakarta Stock Exchange, and other reports related to the Company's operation in property, insurance and stock exchange.





Prinsip akuntabilitas diterapkan melalui pelaksanaan organisasi yang bertanggung jawab, mulai dari jajaran paling tinggi hingga paling rendah sesuai dengan tugas dan wewenang masing-masing. Prinsip tanggung jawab (*responsibility*) ini bisa terlihat pada komitmen Perusahaan untuk memberdayakan masyarakat dan kepedulian kepada lingkungan.

#### **Publikasi Informasi**

Setelah menjadi perusahaan publik yang mencatatkan sahamnya di Bursa Efek Indonesia, Perusahaan secara rutin mempublikasikan informasi material, kepada Rappaport & LK, Bursa Efek Indonesia dan kepada publik melalui buletinnya dua hari setelah terbitnya informasi tersebut. Perusahaan juga secara rutin menerbitkan laporan keuangan tahunan yang menggambarkan kinerja dan kinerja operasi perusahaan kepada investor.

#### **Laporan Komite Audit**

Dalam rangka penyelenggaraan *Good Corporate Governance*, Dewan Komisaris PT Pambangunan Jaya Ancol Tbk, telah membentuk Komite Audit. Tanggungjawab Komite Audit dijalankan dengan memberikan laporan langsung baik pada saat rapat Dewan Komisaris atau pada rapat khusus yang diperlukan. Seluruh tugas Komite Audit dilaksanakan dalam bawahan Dewan Komisaris.

Susunan Komite Audit PT Pambangunan Jaya Ancol Tbk sebagai berikut:

**Ketua : Ir. Palgusadi Tatit Sripawan**  
(turut-turut Komite Independen)

Palgusadi, yang diangkat Perusahaan sebagai ahli dari dua Komite Independen Perusahaan pada September 2006, saat ini turut-turut sebagai Ketua Komite Audit. Sebelumnya Palgusadi adalah *Senior Vice President PT Astra International Tbk, Member of ABAC Business Advisory Council, Wakil Ketua Majelis Wali Amanah ITS, anggota Dewan Riset Nasional, dan anggota Dewan Dikti Nasional*. Saat ini ia juga sebagai Kepala Pengembangan Manajemen dan Keadministrasian Universitas Al-Azhar, salah satu pendiri dan anggota Masyarakat Transparansi Indonesia (MTI) serta Ketua Yayasan Para Sahabat.

The accountability principles are exercised through an accountable organization which covers the highest level to the lower with their respective duties and authorities. The responsibility principles can be seen from the Company's commitment to the efforts of empowering people and caring to the environment.

#### **Information Dissemination**

Following its status as a public listed company with the Jakarta Stock Exchange, the Company officially delivers its material information to the Board of Stock Market Administration and the Jakarta Stock Exchange, and to the public two days the latest after such information is available. To ensure delivery of relevant information to its investors, the Company also delivers periodical information detailing its business development program and operational performance.

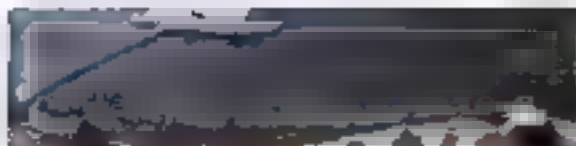
#### **Audit Committee's Report**

For successful implementation of GCG, Board of Commissioners of Pambangunan Jaya Ancol Tbk, has established an Audit Committee. The Audit Committee is responsible for supplying direct reports to the Board of Commissioners at all any special meeting to be called. All duties of Audit Committee are carried out under the authority of the Board of Commissioners.

The Audit Committee structure is as follows :

**Head : Ir. Palgusadi Tatit Sripawan**  
(also acting as Independent Commissioner)

Palgusadi, appointed by The Company as Independent Commissioner in September 2006, at the moment is also serving as Head of the Audit Committee. Prior to this assignment, he was *Senior Vice President PT Astra International Tbk, Member of ABAC Business Advisory Council, Vice President, ITS Tender Board, member of National Research Board*. Currently he is *Head of Al-Azhar University's Management and Entrepreneurship Development, a co-founder and member of Indonesian Transparency Community and Chairman of Para Sahabat Foundation*.



**Anggota : In. Hj. Hestia Triwardani**

Sebelum menjadi anggota Komite Audit, Hestia Triwardani terakhir menjabat Kepala Satuan Pengawas Internal (SPI) PT Pembangunan Jaya Ancol Tbk. dan memiliki pemahaman mengenai bisnis properti dan risiko Perumahan.

**Anggota : Saleh Basir, SE., Ak. BAP**

Saleh Basir adalah profesional di bidang akuntansi, keuangan dan pasar modal, dan saat ini masih aktif sebagai dosen pengajar di Fakultas Ekonomi Universitas Indonesia.

Sesuai dengan Misi Komite Audit (*Audit Committee Charter*) PT Pembangunan Jaya Ancol Tbk, Komite Audit memiliki tugas antara lain:

- Menilai pelaksanaan kegiatan serta hasil audit yang dilakukan oleh Satuan Pengawasan Internal (SPI) dan auditor eksternal,
- Membuat rekomendasi mengenai sistem pengendalian manajemen Perumahan serta pelaksanaannya,
- Memberikan masukan kepada Komite tentang penyusunan dan penyempurnaan Misi Komite Audit secara berkala,
- Memberikan masukan kepada Komite, sebagai bahan pengkajian bersama Direksi dan Auditor Eksternal tentang hasil audit atas Laporan Keuangan Tahunan,
- Melaksanakan tugas lain yang diberikan oleh Komite.

Komite Audit melakukan beberapa kegiatan pada tahun 2007, antara lain:

1. Dalam rangka meningkatkan budaya perusahaan (*corporate culture*) sebagai dasar penyelenggaraan usaha yang berkelanjutan, Komite Audit mendorong dan memberikan masukan kepada manajemen Perusahaan untuk menggal dan mengidentifikasi budaya Perusahaan, sehingga terbentuk budaya (*Corporate Culture*) PT Pembangunan Jaya Ancol Tbk. yang dapat menjamin keberlanjutan usaha perusahaan. Kegiatan yang telah dilakukan antara lain:

**Member : In. Hj. Hestia Triwardani**

Prior to service as Audit Committee, Hestia served as Head of Internal Control Unit. She has an extensive comprehension in the Company's recreation and property business, and is now Chair of Internal Control Unit of PT Pembangunan Jaya Ancol.

**Member : Saleh Basir, SE., Ak. BAP**

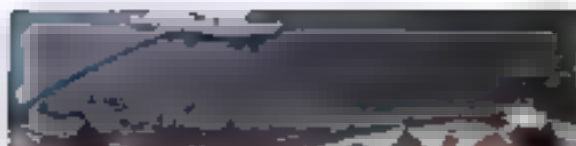
Saleh Basir is an accounting, finance and stock exchange professional and is a lecturer at the Department of Economics, University of Indonesia.

According to the Audit Committee Charter, the Audit Committee is responsible, among others, for :

- Assessing the implementation activities and the audit undertaken by the Internal Control Unit or by any other external auditor,
- Making recommendation on system for the Company's management control and its implementation,
- Advising the Board of Commissioners with regards to regular re-making of the Charter,
- Advising the Board of Commissioners on the Annual Financial Report for discuss with the Board of Directors and external auditor of audit result of the Annual Financial Report,
- Carrying out other jobs as requested by the Board of Commissioners.

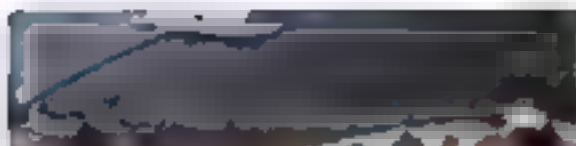
During 2007, the Audit Committee undertook the following :

1. With regards to laying the basis of corporate culture for sustainable business operation, The Audit Committee advised the Company's management to start identifying the corporate culture for establishment of the Company's corporate culture, among others by :
  - Giving direction to the Company's culture identification team on related information finding with the related experts and sources



<ul style="list-style-type: none"> <li>• Memberikan arahan kepada tim budaya perusahaan dalam menggali informasi terkait dengan Budaya Perusahaan dari para sumber dan pakar yang terkait.</li> <li>• Memberikan arahan kepada tim budaya Perusahaan dalam merumuskan Core Value (Nilai-nilai Dasar) Budaya Perusahaan.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Giving direction to the Company's culture identification team for formulating Core Values for the Corporate Culture.</i></li> </ul>
<p>2. Melakukan tindakan (program) terhadap profil risiko perusahaan dan mendorong manajemen perusahaan untuk melaksanakan pengelolaan risiko (Risk Management) serta mendorong terbentuknya budaya perusahaan yang berorientasi risiko. Beberapa hal yang telah dilaksanakan diantaranya:</p> <ul style="list-style-type: none"> <li>• Melakukan identifikasi risiko-risiko perusahaan terkait dengan bisnis properti antara lain menyangkut pengelolaan perolehan tanah dan aset yang dikelola perusahaan,</li> <li>• Melakukan identifikasi risiko-risiko menyangkut bisnis rekruisi perusahaan dalam rangka menjaga reputasi dan image perusahaan dalam bisnis rekruisi.</li> </ul>	<p>2. <i>Made overture on the Company's risk profile and encouraged the Company's management to undertake risk management measure which is risk oriented, among others by:</i></p> <ul style="list-style-type: none"> <li>• <i>Identifying the company's risks related to the business of property such as land availability and company's controlled-area.</i></li> <li>• <i>Identifying the company's risks related to the business of recruitment in order to maintain the company's reputation and image.</i></li> </ul>
<p>3. Memberikan arahan dalam rangka peningkatan kinerja Sistem Pengawasan Internal (SPI) Perusahaan diantaranya:</p> <ul style="list-style-type: none"> <li>• Memberikan arahan kepada SPI dan Tim Good Corporate Governance (GCG) dalam penyusunan Panduan Tata Kelola Perusahaan,</li> <li>• Melakukan rapat rutin dengan SPI menyangkut hasil kerja SPI dan pembahasan tindak lanjut hasil audit.</li> </ul>	<p>3. <i>Give direction with regards to internal control unit's performance among others by :</i></p> <ul style="list-style-type: none"> <li>• <i>Directing the internal control unit and the good corporate governance team for compilation of guidelines of good corporate governance.</i></li> <li>• <i>Organizing regular meetings with the internal control unit to discuss the internal control unit's work program and follow-up for the audit result.</i></li> </ul>
<p>Pada tahun 2007 kegiatan tersebut dilaksanakan dengan menyelenggarakan rapat Komite Audit setiap bulan dengan kehadiran lengkap anggota Komite Audit, dan dipimpin oleh Ketua Komite Audit.</p>	<p><i>In 2007, Audit Committee's meeting was held once a month with full attendance of the members of Audit Committee and was chaired by the Audit Committee's Chairman.</i></p>
<p>4. Mendukung pelaksanaan tata kelola perusahaan yang baik (Good Corporate Governance) diantaranya dengan cara:</p> <ul style="list-style-type: none"> <li>• Membantu komite dalam pemilihan Auditor Independen Perseroan serta menilai pelaksanaan audit oleh Auditor Independen,</li> </ul>	<p>4. <i>Encouraged the implementation of (Good Corporate Governance) by</i></p> <ul style="list-style-type: none"> <li>• <i>Assisting the Board of Commissioners in selection of the Independent Auditor, and assessment of audit by the independent auditor,</i></li> </ul>





- Melakukan review laporan keuangan perusahaan sebelum laporan tersebut dipublikasikan kepada publik.
- Melakukan monitoring kepada manajemen dalam rangka pelaksanaan praktik GCG yang terkait dengan aspek, seperti pengendalian keuangan dan praktik GCG lainnya.

#### **Corporate Secretary**

Berdasarkan peraturan Bapepam No. DCL/4 tentang Pemberian Sekretaris Perusahaan, Sekretaris Perusahaan adalah orang yang bertugas memantau agar semua aktivitas perusahaan selalu mematuhi peraturan yang berlaku khususnya di bidang Pasar Modal, memastikan harmonisasi antara Peraturan dengan yang berlaku umum, antara Pasar Modal dan masyarakat dan bertanggung jawab atas aktivitas internal maupun eksternal Direksi dan Dewan Komisaris dan peraturan GCG.

Sekretaris Perusahaan saat ini adalah H. Rahmah K. Djelir yang diangkat oleh Direksi pada 19 Januari 2008. Sebelumnya menjabat sebagai Kepala Departemen Hukum di PT Pembangunan Jaya Asset Tbk.

#### **Pengawasan dan Pengendalian Internal**

Dalam hal pengawasan internal, Perseroan memiliki dua organ yaitu Satuan Pengawas Internal dan Komite Audit. Secara spesifik, Satuan Pengawas Internal membantu jajaran Direksi, sementara Komite Audit membantu Dewan Komisaris. Secara umum, kedua organ tersebut memiliki fungsi yang sama yaitu membantu memastikan agar seluruh proses usaha telah

pengendalian internal yang efektif dan efisien. Selama tahun berjalan, Satuan Pengawas Internal dan Komite Audit telah melakukan bimbingan pelaksanaan kepatuhan terhadap peraturan perundang-undangan terkait dengan kegiatan usaha perseroan dan melakukan audit terkait dengan masalah keuangan, operasional, dan lainnya, strategi yang signifikan bagi keberhasilan kinerja perseroan.

Kepala Satuan Pengawas Internal secara langsung melaporkan hasil kerja secara berkala maupun ad-hoc kepada Direktur Utama dan

- Undertaking review on the Company's financial report prior to publication.
- Advising the management on improvement of GCG system such regards to working situation and the system of decision making and other GCG related matters.

#### **Corporate Secretary**

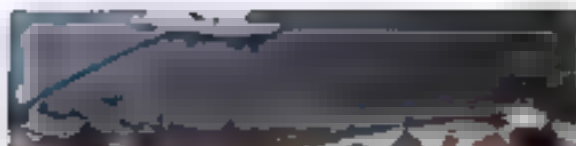
*Synopsis of The Board for Stock Market Administration no. DCL/4 on Appointment of Corporate Secretary: the Corporate Secretary is accountable among others for ensuring that all of the Company's activities always comply with the prevailing laws, especially that related to the stock exchange and the public by building communication among the Company and Shareholders, stock exchange authority and the public, and to conduct Board of Directors internal and external for the implementation of GCG.*

*Corporate Secretary is now H. Rahmah K. Djelir, who was appointed by the Board of Directors on January 19 2008. Prior to his service as Corporate Secretary, he was Head of Legal Department at PT Pembangunan Jaya Asset Tbk.*

#### **Internal Control and Supervision**

*In terms of internal control, the Company is equipped with two organs, namely the Internal Control Unit and the Audit Committee. Specifically, the Internal Control Unit helps the directors while the Audit Committee helps the commissioners. In general, the two organs share the same functions, namely to help ensure that all the business risks have been identified and controlled by means of efficient and effective internal control. In 2007, the Internal Control Unit and the Audit Committee executed the compliance of the Company and undertook audit with regards to the Company's financial, operational and other significantly strategic areas.*

*The Head of Internal Control Unit reports the routine or ad-hoc work to the Audit Committee. The Audit Committee will then review the report for further*



berkorelasi serta dengan Komite Audit. Komite Audit kemudian akan melakukan tinjauan lapangan terhadap laporan ini. Sehingga, laporan disampaikan kepada Direksi untuk ditindaklanjuti. Dengan sistem pengendalian internal yang efektif dan efisien, diharapkan dapat menekan kinerja dan efisiensi biaya yang optimal bagi perusahaan. Selain itu, dengan sistem ini, setiap karyawan di tiap tingkat organisasi diharapkan bisa menyadari and paham kapabilitas terhadap setiap prosedur dan ketentuan yang berlaku.

#### **Manajemen Risiko**

Untuk meningkatkan kepastian keberlanjutan usaha dan pencapaian nilai, perusahaan, perusahaan telah menerapkan kerangka kerja manajemen risiko perusahaan (enterprise risk management) secara menyeluruh dan terintegrasi ke semua unit organisasi. Perusahaan juga telah menyusun sebuah kebijakan dan rencana manajemen keberlanjutan usaha (business continuity management) secara komprehensif. Kebijakan ini meliputi evaluasi risiko dan kontrol, analisis dampak usaha, kebijakan dan rencana keberlanjutan usaha, rencana terhadap keadaan darurat, rencana terhadap krisis, dan transfer risiko.

#### **Risiko Berkekuangannya Lahan**

Risiko berkekuangannya lahan ini bisa diminimalisir dengan jalan rekayasa sosial dan perizinan wilayah operasi. Perizinan usaha dilakukan dengan menjualnya ke masyarakat dengan cara ini, misalnya ke masyarakat dengan Pabrik Katal Kartanegara untuk pengembangan desa, pembangunan dan pengelolaan Pulau Tumbuh Kembang seluas 80 Hektar. Perusahaan juga telah menambahkan lahan business approval di wilayah Pademangan, di selatan area Taman Impian Jaya Ancol, sejajar dengan Jalan RE Martadinata, Jakarta Utara serta perencanaan pembangunan/perambahan lahan di luar Ancol Jakarta.

#### **Manajemen Risiko Berkekuangannya Lahan**

Perusahaan berupaya meminimalisir risiko perkembangan ekonomi makro seperti meningkatnya inflasi dan tingginya nilai harga

forward. After that, report is forwarded to Board of Directors for follow-up. Under such efficient and effective system, there will be optimized work performance and cost efficiency of the Company. Apart from that, under such system, employees are expected to grow more awareness on the importance of this compliance to the prevailing procedure and regulations.

#### **Risk Management**

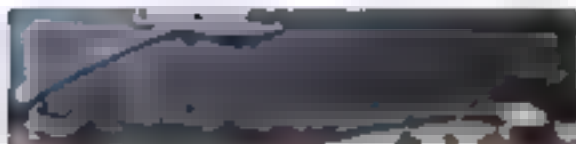
To ensure the safety of business continuity and the creation of corporate value, the Company has implemented the enterprise risk management in an integrated way to all units of organization. The Company has also prepared policies and business continuity management. The policy covers evaluation of risk and control, business impact analysis, business policies and sustainability, emergency contingency, and transfer of risks.

#### **Short of Land Risk**

Risks resulting from the shortage of land have been minimized by means of social reallocation and operational area expansion. Business expansion has been undertaken by working in cooperation with other figures, for example, by cooperating with Government of Katal Kartanegara Agency for design, development and management of the 80-hectare Katal Katal, using the same concept with Ancol's. The Company has also added some land clearance in Pademangan, in the south of Taman Impian Jaya Ancol, parallel to RE Martadinata Road, North Jakarta along with plans for expansion of land outside Ancol or Jakarta.

#### **Land Management Risk**

The Company has attempted to minimize the risks by taking more creative efforts and benefiting from its new programs and new attractions to generate new



dengan lebih banyak menciptakan zona-zona dan wahana-wahana baru, untuk memenuhi kebutuhan baru di kalangan pengunjung akan sarana rekreasi. Ini masih ditambah misalnya dengan kedatangan China Golden Week, Moscor on Ice dan Aerobik di Dufan, area pertunjukan wahana 4-D di Gelanggang Senandung, simulator baru Meteor Attack dan Tornado di Dufan. Di bidang properti, perusahaan juga telah melakukan pembelian Marina Coast.

#### **Risiko Kebijakan / Peraturan Pemerintah**

Kebijakan pemerintah terkait dengan Rencana Umum Tata Ruang (RUTR) sangat berpengaruh terhadap nilai ekonomis suatu proyek yang sedang ada, akan dilaksanakan Perusahaan dan anak perusahaan. Dengan adanya pemegang saham mayoritas Pemprov DKI dan komando dari perwakilan Pemprov DKI diharapkan kebijakan RUTR dapat lebih diantisipasi, yang pada gilirannya akan berdampak positif pada Perusahaan.

#### **Risiko Keamanan dan Bencana Alam**

Risiko keamanan selalu dihadapi oleh perusahaan yang bergerak bidang rekreasi dan properti. Perusahaan telah memiliki tim pemadam kebakaran dan sejumlah mobil pemadam kebakaran serta telah mengasuransikan seluruh aset berharga Perusahaan.

Lokasi Ancol di tepi pantai berpasir terluas kedua yang bisa diidentifikasi oleh dan bu. air laut pasang dan banjir dari Sungai. Untuk mengantisipasi banjir, telah dipasang pompa penyedot di Ancol Timur dan Barat. Erum pompa penyedot berpasang di Ancol Timur dan 13 lainnya di Ancol Barat dengan kapasitas 5.000 liter per detik. Pompa-pompa ini didukung oleh tiga pompa di panggih kali Ancol milik Departemen Pekerjaan Umum yang berkapasitas 15.000 liter per detik. Tim penanggulangan bencana banjir Ancol didukung 40 personel yang siap bertugas 24 jam.

*demands for recreation. This can be seen from the China Golden Week, Dufan, Moscor on Ice and Aerobik at Dufan, and addition of 4-D ride at the Senandung, the new simulator Meteor Attack and Tornado at Dufan. Sales of property such as Marina Coast will bring significant contribution to the Company's annual.*

#### **Government / Policy Risk**

*Government Regulations related to The General Plan for Spatial Management have left enormous influence to economic value of both the existing and upcoming development projects carried out by the Company and its subsidiaries. The Greater Jakarta Province's shareholding majority and the fact that there is a representative of the government acting as commissioner at Ancol may be expected to ease any conflicting interests when dealing with the General Plan for Spatial Management issues, which in turn will bring positive impact to the Company.*

#### **Fire and Natural Disaster Risk**

*Risk of fire is unavoidable in companies dealing with recreation and property business. In accordance to this, the Company has been equipped with fire brigades along with a number of fire vehicles.*

*Located on the coastal sea, Ancol is extremely exposed to flood. Flood can be caused by two things: high tide and flood flowing down from Bogor. To anticipate disastrous effects of flood, drainage pumps have been built around East and West Ancol. Six drainage pumps have been installed East Ancol and another 13 in West Ancol with a capacity of 5,000 liters per second. These pumps are supported by three pumps belonging to the General Work Department, located on the bank of Ancol River, with a capacity of 15,000 liters per second. A flood disaster prevention team with 60 personnel is 24-hour ready.*



**TANGGUNG JAWAB SOSIAL PERUSAHAAN  
CORPORATE SOCIAL RESPONSIBILITY**



## Tanggungjawab Sosial Perusahaan



Perseben telah mengembangkan tanggungjawab sosial ke dalam banyak program kegiatan antara lain pengembangan dunia usaha kecil, dan kegiatan sosial lain terutama pengembangan di bidang pendidikan dan lingkungan. Tanggung jawab sosial tersebut merupakan bagian dari komitmen Perseben menjaga hubungan baik dengan lingkungan di sekitar wilayah operasi kerja di seluruh Indonesia dan turut meningkatkan mutu lingkungan dan kehidupan sosial.

Sepanjang tahun 2007 kegiatan tanggung jawab sosial Perseben difokuskan untuk melaksanakan program-program tanggungjawab sosial tahun sebelumnya yaitu di bidang pemberdayaan ekonomi, pendidikan, dan lingkungan serta CSR lingkungan. Tanggung jawab sosial Perseben bukan sekadar instansi filantropi melakukan sebuah kegiatan yang bertujuan menciptakan kemakmuran.

### Komitmen dan Wina Lingkungan

Sebagai warga bumi yang baik, Perseben menjadi pemrakarsa pertumbuhan ekonomi di lingkungan sekitar perusahaan. Hal sejalan dengan misi kami sebagai komaritas pembangunan keberagaman masyarakat keberagaman bangsa. Melakukannya, Perseben melaksanakan program Anad Bayang Lingkungan (ABL) memrakarsai kemakmuran dan bina lingkungan dengan melibatkan warga untuk memanfaatkan tanaman obat dan makanan, mendaur ulang sampah organik menjadi pupuk kompos, dan mendaur ulang limbah logam menjadi logam berakur tinggi.

### Tanggung Jawab Sosial

## Corporate Social Responsibility

The Company has developed the corporate social responsibility program into many activities, among others into development of small-scale businesses and other social activities in education and environment. This social responsibility is a part of the Company's commitment to building good relationship with the social environment around the business operation all over Indonesia in order to help improve the environment and social quality.

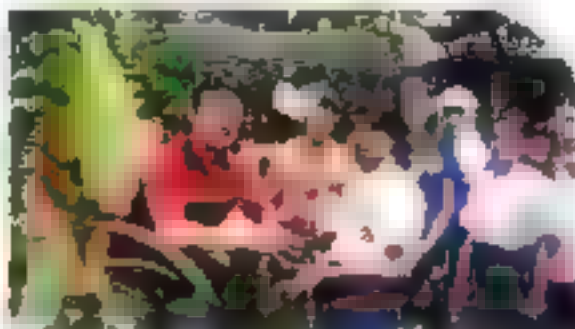
During 2007, the Company's social responsibility was focused on continuation of previous year's social responsibility programs, namely in economic empowerment, education, culture and the environment. The Company's responsibility is not merely the act of philanthropy, rather a set of activities intended to create independence.



### Partnership and Environmental Conservation Education

As a good business citizen, the Company has obtained the economic growth around the Company. This is in line with the Company's mission to be a nation pride around aspect of life. Therefore, the Company started the partnership programs and environmental conservation education by training the local people how to benefit from medicinal plants, recycle of organic waste into organic fertilizer, and recycle of waste paper into high quality paper.

### Social Responsibility



Tanggung jawab sosial Perseroan bukanlah sekadar berbentuk uluran tangan Perseroan kepada lingkungan sekitar perusahaan. Tanggung jawab itu mencakup para pemegang saham, karyawan, pemasok, mitra kerja hingga publik. Untuk para pemegang saham, perusahaan berupaya agar investasi mereka menghasilkan hasil yang memadai.

Untuk para karyawan, perusahaan berupaya meningkatkan kesejahteraan karyawan dan keluarganya di samping terus meningkatkan kinerja mereka di perusahaan. Untuk para pemasok dan mitra kerja, perusahaan berupaya menjalin hubungan yang saling menguntungkan, dan untuk publik, perusahaan berupaya menjadi bagian dari pembangunan ekonomi dan pertumbuhan dalam meningkatkan kualitas hidup masyarakat.

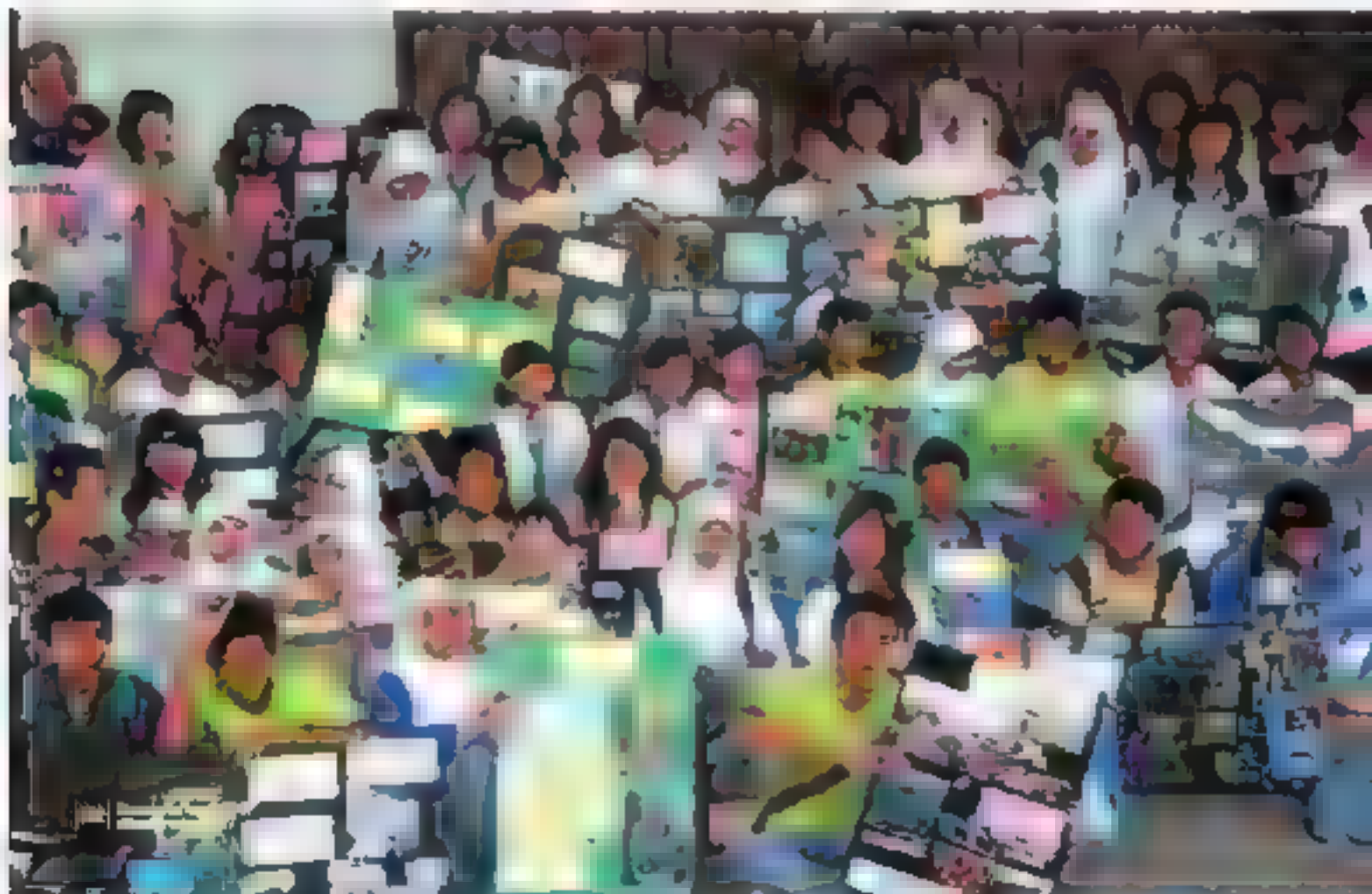
Bekerja sama dengan serta lembaga swadaya masyarakat, perusahaan telah membangun Sekolah Rakyat Anak, rumah keluarga cum-rumah bagi anak-anak dari keluarga tidak mampu.

Perseroan juga telah berperan serta menciptakan keamanan lingkungan, kebersihan dan



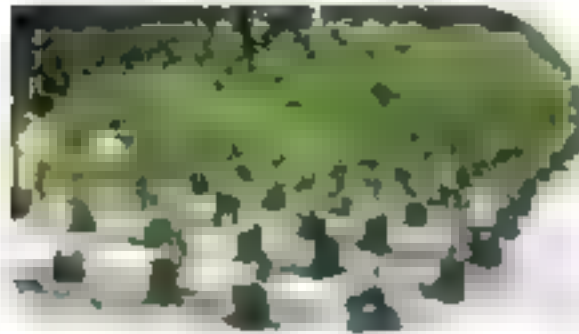
The Company's social responsibility does not come in the form of 'lending a hand' to the local people. The responsibility has actually stretched up to the shareholders, employees, suppliers, partners up to the public. For the shareholders, the Company works hard so that their investment will give significant return.

For the employees, the Company has tried its best to improve the employee's and the employee's family welfare while maintaining their good job and performance. With suppliers and work partners, the Company seeks to find more mutual benefit job, and for the public, the Company is trying to become a catalyst for economic life and a leader in improving the people's quality life.





kenyamanan lingkungan. Rencana perbaikan fasilitas mandi cucuk dan lairna (MCK), perbaikan saluran drainase dan jalan lingkungan, lahan masehi, serta bekti sosial adalah beberapa contoh kepedulian Perusahaan terhadap masyarakat sekitar



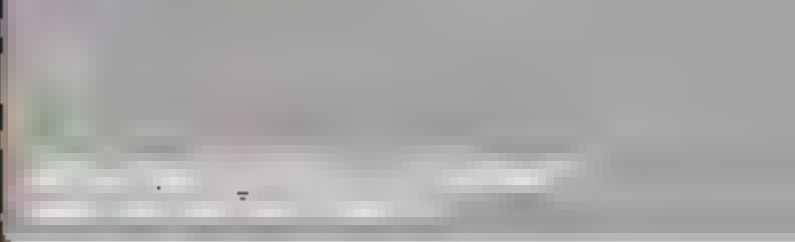
PT Pembangunan Jaya Ancol Tbk. memperjuangkan lingkungannya menjadi green company dengan melaksanakan penanaman pohon setiap tahun, penambahan tanaman bunga setiap tahun, pennebidayaan tanaman-tanaman langka serta penanaman 500 bibit mangrove di Kepulauan Seribu.

Working in cooperation with a local Non-Government Organization, the Company has built Sekolah Rakyat Ancol (Ancol People's School), a free-of-charge school for kids from economically less fortunate families.

The Company has also taken part in creating secure, clean and comfortable environment. Charity in the form of renovation of public toilet facilities, drainage system, road repair, social committee, and action programs, service, are some of the example of the Company's concerns to the local people

PT Pembangunan Jaya Ancol Tbk. is trying to materialize its vision to become a green company by initiating the planting of new trees each year, and procurement of 1 million poly-bags of flower plants yearly. The green effort has also been undertaken by planting of mangroves plants and planting 500 tips of mangrove in Thousand Islands





## Peristiwa-peristiwa Penting 2007

### 17 Februari

Ancol menggelar China Golden Weeks di Dunia Fantasi.

### 16 Mei

Ancol mengadakan Rapat Umum Pemegang Saham Tahunan di Hotel Mandarin Oriental, Jakarta.

### 10 Juni

Ancol memperkenalkan wahana Wild Show pertama di Asia Tenggara bertajuk "Tornado" di Dunia Fantasi.

### 19 Juni

Ancol menggelar konser "Music Against Drug" untuk memperingati hari Narkotika Internasional 2007 di Pantai Karnaval.

### 27 Juni

Ancol melakukan penutupan perdana ObiGopal 1 Jaya Ancol sebesar Rp 200 miliar di Bursa Efek Surabaya.

### 24-26 Agustus

Ancol menggelar Urban Fest 2007 di Pantai

## 2007's Momentous Events

### 17 February

Launching of China Golden Weeks at the Dunia Fantasi.

### 16 May

Ancol's Annual Meeting of Shareholders at Hotel Mandarin Oriental, Jakarta.

### 10 June

Ancol introduced 'Tornado', the first Wild Show to be introduced in South East Asia, located at the Dunia Fantasi.

### 19 June

Ancol sponsored concert under title "Music Against Drug" to commemorate the International Drug Day 2007 at the Pantai Karnaval.

### 27 June

Ancol's annual public listing of ObiGopal 1 Jaya Ancol for the amount of 200 billion at the Surabaya Stock Exchange.

### 24-26 August

Ancol held the 'Urban Fest 2007' at the Carnival Beach. This was a program jointly generated with



Karnaval. Acara ini bekerja sama dengan Kampus dan Masjid dan merupakan yang pertama di Indonesia.

17 Oktober

Anzol mengeluarkan kampanye "Bangkit & Suarakan" untuk Pembangunan Milenium & Melawan Kemiskinan. Acara ini bekerja sama dengan UNDP dan dilaksanakan di Pantai Karnaval.

17 Oktober

Anzol mendapat kunjungan kehormatan dari Presiden Susilo Bambang Yudhoyono, Ibu Ani Yudhoyono, Kapolri Jenderal Sutanto, dan Menteri Sekretaris Sudi Silalahi. Kunjungan itu merupakan inspeksi mendadak untuk memastikan kesiapan tempat-tempat strategis menyongsong hari raya Idul Fitri.

1 November

Anzol meluncurkan Tema Go Green berupa kegiatan pelepasan burung putih, lingkungan dan ekosistem pantai yang direstikan oleh Gubernur DKI Poni Bowo.

27 November

Anzol melaksanakan Rapat Umum Pemegang Saham Luar Biasa (RUPSLB) di Messia Cordova.

Kampus and Masjid which became the first of its kind in Indonesia.

17 October

Anzol launched a campaign under title "Stand Up and Speak Out" for the Millennium Development and Fight Against Poverty. The program was jointly organized with UNDP at the Carnival Beach.

17 October

Anzol received honorary visit by President Susilo Bambang Yudhoyono and First Lady Ani Bambang Yudhoyono, Indonesian Police Chief General Sutanto, and Minister for Cabinet Secretary, Sudi Silalahi. It was an on-the-spot visit for checking of strategic place readiness for the Idul Fitri Festival.

1 November

Anzol launched "Tema Go Green" with environmental activity program for coastal environment and ecosystems preservation. The program was officially opened by the Governor of the Greater Jakarta Province, Poni Bowo.

27 November

Anzol's Extra-ordinary Meeting of Shareholders, held at the Messia Cordova.





10 Mei

Ancol menerima penghargaan "Investor Award 2007" dengan kategori "The Best Listed Company" untuk sektor Restoran, Hotel, dan Pariwisata.

10 May

Ancol received "Investor Award 2007" under category of "The Best Listed Company" for Restaurant, Hotel, and Tourism sector.



29 August

Ancol received "Marketing Award 2007" from Marketing Magazine for the category of "The Best in Experiential Marketing" at the Balai Satehi, Jakarta.

August 29,

Ancol mendapat penghargaan "Marketing Award 2007" dari majalah Marketing untuk kategori "The Best in Experiential Marketing" di Balai Satehi, Jakarta.



6 September

Ancol mendapat penghargaan untuk kategori "The Best Environmental Reporting" pada Indonesia's Sustainability Reporting Award (ISRA) 2007 di Hotel Borobudur, Jakarta.

6 September

Ancol got an award for the category "The Best Environmental Reporting" at the Indonesia's Sustainability Reporting Award (ISRA) 2007, in Hotel Borobudur, Jakarta.







Manajemen IT Pembangunan Jaya Ancol Tbk. bertekad mewujudkan visi Ancol Spektakuler 2015. Pada saat itu Perseroan berharap bisa mencapai tahapan transformasi dan menjadi pemain unggul di bidang edutainment, rekreasi, olahraga dan jasa. Perseroan bermaksud melakukan usahanya hingga ke provinsi-provinsi lain bahkan hingga ke kawasan ASEAN dengan menggandeng pemain global yang memiliki jaringan luas.

Pernikahan Jaya berencana memertahankan kompetensi karyawan, menerapkan manajemen keuangan secara cermat, mengendalikan risiko, serta mengimplementasikan corporate social responsibility (CSR). Selain itu, Perseroan akan mengembangkan sistem waralaba dan lisensi untuk pusat-pusat rekreasi di luar Jakarta. Dengan sistem yang profesional, Perseroan berharap bisa meningkatkan pangsa pasar wisatawan hingga mencapai 10% dari total pengunjung setiap tahun.

*IT Pembangunan Jaya Ancol Tbk's management is determined to materializing vision of Ancol Spectacular 2015. At that very time the Company will reach the transformation and will become a major player in edutainment, recreation, sports and services. The Company wishes to expand its business operation to other provinces, and even up to South East Asian region by embarking global players which have the widest revenue.*

*The Company is also trying to maintain its employee's competence, apply smarter financial management, control the risks, and implement the corporate Social Responsibility (CSR). In addition to that, the Company will develop franchise and license system for recreational across outside Jakarta. Under a professional system, the Company wishes to be able to elevate foreign tourists up to 10% of the annual total visit.*

